

# RESUME OF SHAUN FITZGERALD

## WORK EXPERIENCE

- 4/93 - PRESENT      Fitzgerald Appraisals,      BROCKTON, MA  
Appraiser responsible for the inspection, analysis and value determination of Residential, Commercial and Industrial properties.
- 5/88 - 05/00      J. Gerard Callahan, Realtors,      BROCKTON, MA  
Commercial, Industrial, Residential and Land brokerage, appraisal, development and property management
- 11/88 - 5/90      Banker & Tradesman / RETD,      BOSTON, MA  
Developed the COMP-Report Appraisal Data Base under a consulting assignment.
- 12/84 - 5/88      Adelie Corporation,      CAMBRIDGE, MA  
Principal in a start-up software firm which developed Sales & Marketing data bases for Fortune 100 companies. Sold business to AT&T.
- 4/83 - 11/84      Hogan Systems,      DALLAS TX  
Area VP in software firm serving banking and insurance industries.
- 9/78 - 4/83      Cincom Systems,      CINCINNATI, OH  
Regional Manager, Marketing Rep, Technical Rep selling and servicing database management software systems to industrial users of mainframe computers.

## LICENSES & DESIGNATIONS

<u>Commonwealth of Massachusetts</u>	
General Certified Appraisal License	# 70225
Residential Appraisal License	# 2047
Real Estate Broker's License	# 137506
<u>State of New Hampshire</u>	
General Certified Appraisal License	# NHGC-617
<u>US Government - FHA / HUD</u>	
FHA Approved Fee Appraiser	MA-70225
<u>Massachusetts Board of Real Estate Appraisers</u>	
Vice President	2005
Secretary/Treasurer	2004
Secretary	2003
Board of Trustees	2000 - 2002
Member	1996 - present
Candidate Member	1995
<u>National Association of Realtors</u>	
Appraisal Committee	2004
Candidate - Certified Commercial Investment Manager (CCIM)	
Graduate - Realtor Institute (GRI)	
<u>Massachusetts Association of Realtors</u>	
State Director	2001
Professional Standards Committee	1998 - present
Instructor (Appraisals) Realtor Institute	2003 - present
<u>North Bristol County Board of Realtors</u>	
Member	1997 - present
Director	1999 - 2002
<u>Greater Brockton Board of Realtors</u>	
Board of Directors	6 years
Vice President	1994
President	1995 & 1996
<u>Town of Easton, Massachusetts</u>	
Board of Assessors - Chairman	FY 2003
Vice Chairman	FY 2002, 2005
Clerk	FY 2004

## EDUCATION & TRAINING

<u>Oliver Ames High School</u>		1967
<u>University of Massachusetts</u>	<i>BS-Mathematics</i>	1971
Introduction to Economics		
Urban Economics		
Urban Transportation Planning		
<u>Bentley College of Accounting</u>		
Appraisal of the Single Family Residence		1974
Appraisal of Income Properties		1997
Appraising Complex Residential Properties		1997
<u>Northeastern University</u>		
Attacking & Defending an Appraisal in Litigation (Parts 1 & 2)		1997
<u>Boston Architectural Center</u>		
Rise & Fall of the American City		1977
Architectural Drafting		1977
<u>National Association of Realtors</u>		
Appraisal Series (5 Courses)		1993
Fundamentals of Real Estate Investment & Taxation (CCIM)		1988
Advanced Taxation & Marketing Tools for R.E. Investment (CCIM)		1989
User Decision Analysis for Commercial Investment R.E. (CCIM)		2000
Market Analysis for Commercial Investment R.E. (CCIM)		2000
<u>Boston University - Appraisal Institute</u>		
Advanced Income Capitalization (Appraisal Institute)		2000
<u>Massachusetts Board of Real Estate Appraisers</u>		
Uniform Standards & Procedures for Appraisal Practice (USPAP)		
USPAP Update - Departure Provisions		
New Uniform Residential Appraisal Report		
Real Estate Law & The Registry of Deeds		
Property Inspection & Building Structural Components		
Land Development		
Title V Sanitary Code		
Rents-Contract vs Market, Direct Cap vs DCF, Contaminated Properties		
Appraisal Communication: Writing Convincing Appraisal Reports		
Property Inspection Techniques - Commercial / Industrial		
Commercial Appraisal Review Seminar		
HUD / FHA Appraisal Reform		
Appraisers' Use of the Internet - Untangling the Web		
Contemporary Issues in Appraising		
<u>Massachusetts Association of Assessing Officers</u>		
Assessment Administration: Law, Procedures, Valuation		
Mass Appraisal		
Geographical Information Systems, Use of Internet		
Valuing Wetlands		
<u>Lincoln Institute of Land Policy and Taxation</u>		
Theory & Practice of Land Valuation		

## **QUALIFIED EXPERT**

<u>Massachusetts Probate Court</u>	Barnstable County Norfolk County Plymouth County
<u>Massachusetts Superior Court</u>	Plymouth County

## **PUBLISHED**

<u>Banker &amp; Tradesman</u>	<i>Brockton's Glory, Once Heralded The World Over, Will Again Be Recognized</i> <i>Promise of New Train Line Transporting Brockton Market</i> <i>The UFFI House</i>
<u>New England Real Estate Journal</u>	<i>Should Lenders Wear Suspenders</i> <i>Appraisal Effort Moves to Top of Form</i> <i>Appraisers and the Privacy Law</i> <i>Fear Not - Plenty of Work for Appraisers</i> <i>Now is Not the Time to Cut Back on Effort, or Fees</i>
<u>Remodeling Magazine</u>	<i>1995-2001 Cost vs Value Report</i>