

THOMAS C. GARRAHAN

REAL ESTATE APPRAISER

Massachusetts Certified General Number 4535

15 Fox Run, East Sandwich, MA 02537

(508) 888-8646

1991 - PRESENT:

SELF-EMPLOYED INDEPENDENT FEE APPRAISER

Appraisal of commercial and residential properties, primarily on Cape Cod and the Islands, for banks, attorneys and private parties. Appraisal Experience in Evaluating the following Types of Real Estate: Residential Properties - vacant land, homes, duplexes, condominiums, timeshare, waterfront properties; Subdivisions; Farmland/Agricultural Preservation Restrictions; Eminent Domain; Conservation Restrictions; Retail Stores; Office Buildings; Warehouse/Industrial; Shopping Centers; Motels, Inns; Restaurants. Also, appraisal assignments for assistance in real estate tax abatements.

1991-2020:

Appraisal collaboration with Paul V. O'Leary and Associates, Barnstable.

1993 - 1996:

INVESTOR AND RENOVATOR, Waterfront rental property in Hyannisport. Served as Treasurer of Condominium Association for last two years as an owner.

1986 - 1996:

REAL ESTATE DEVELOPMENT AND TITLE RESEARCH

Title examiner for several bank attorneys along with own pursuit of title and genealogical research involving about 15 separate parcels. Cleared title problems through petitions for partition and other remedies. Subdivided land for market. Proponent of affordable housing development through State Local Initiative Program.

1986

COMMERCIAL REAL ESTATE BROKER, Business Locators of Cape Cod, Osterville, MA and Peters Hartel, Hyannis, MA

1984-1985

SENIOR BUSINESS CONSULTANT - Small Business Service Group. Deloitte Haskins & Sells, Chicago, IL

1980-1984

METHODS ANALYST (IBM Mainframe computer programmer) - Customer Information Services Department. Commonwealth Edison Company, Chicago, IL

EDUCATION:

UNIVERSITY OF CHICAGO, GRADUATE SCHOOL OF BUSINESS

MBA, Finance and Economics. Graduated June, 1984.

UNIVERSITY OF CHICAGO, THE COLLEGE

BA, Economics. Graduated June, 1980.

MEMBER:

Mass. Board of Real Estate Appraisers (MBREA), Cape Cod and Islands Board of Realtors, Affiliate Member; Former member of Sandwich Community School Executive Council and Sandwich Advocates for Innovative Learning.

APPRAISAL COURSES AND CONTINUING EDUCATION - SINCE 2005

MBREA USPAP Update 2005 & 2006	McKissock - Land and Site Valuation - 2014
AI - Cost Approach to Commercial Appraising - 2006	McKissock - Expert Witness for Commercial Appraisers - 2016
AI - Eminent Domain and Condemnation - 2006	McKissock - Essential Elements of Disclosures and Disclaimers - 2016
AI - Cool Tools - New Technology - 2006	McKissock - Residential Appraisal Review and USPAP Compliance - 2016
AI - Scope of Work: Expanding Your Range of Services - 2006	McKissock - 2016-2017 National USPAP
LSI - Quality Road Show - 2006	MBREA USPAP Update 2016-2017 - 2015
MBREA USPAP Update 2008 - 2009	MBREA USPAP Update 2018-2019 - 2017
MBREA Appraising Easements - 2009	McKissock - Owner Occupied Commercial Properties - 2018
AI - Supervising Appraisal Trainees - 2009	MBREA - Waterfront Properties - 2018
AI - Subdivision Valuation - 2009	McKissock - Complex Properties - 2018
AI - Rates and Ratios: Making sense of GIMs, OARs, and DCF - 2009	MBREA USPAP Update 2020-2021 - 2019
McKissock LP - Intro to Expert Testimony - 2009	Hondros - Basic Construction Review - 2020
McKissock LP - Cost Approach - 2009	Hondros - Income Approach Review - 2020
MBREA USPAP Update 2010-2011 - 2010	Hondros - Methodology and Application of Sales Comparison - 2020
MBREA Uniform Appraisal Dataset - 2011	MBREA Webinar - COVID-19: Guidance for Appraisers
MBREA USPAP Update 2012-2013 - 2012	MBREA USPAP Update 2022-2023 - 2021
McKissock - Construction Details - 2012	McKissock - Expert Witness for Commercial Appraisers - 2022
McKissock - Environmental Issues - 2012, 2014	McKissock - Complex Properties - 2022
McKissock - More Oddball Appraisals - 2012, 2014	McKissock - Income Approach Case Studies - 2022
McKissock - Disclosures & Disclaimers - 2012	McKissock - Commercial Land - 2022
McKissock - Mold, Pollution & The Appraiser - 2012, 2014	
McKissock - The Dirty Dozen - 2012	
MBREA USPAP Update 2014-2015 - 2013	

PUBLIC CLIENTS FOR APPRAISAL WORK PERFORMED:

Commonwealth of Massachusetts Dept. of Food and Ag. and Div. of Fisheries, Wildlife & Environmental Law Enforcement; Towns of Aquinnah, Barnstable, Bourne, Brewster, Chatham, Chilmark, Harwich, Mashpee, Sandwich, Wellfleet, Westport, West Tisbury, and Yarmouth; Cape Cod Commission; Barnstable County Commissioners; Mashpee Wampanoag Tribal Council; Diocese of Fall River, The Nature Conservancy; The 300 Committee; Trustees of the Reservation; Housing Assistance Corporation; The New York State Supreme Court, New York County; The Federal Deposit Insurance Corporation.

PARTIAL LIST OF CLIENT LAW FIRMS

Ament Klauer LLP	Robert Lawless, Esq.
Ardito Law Group	Lee & Rivers
Atwood & Cherny, PC	Paul Mayer, Esq.
Ann Bathchelder, Esq.	McCormick & McCormick
Bowditch & Dewey	Stephen M. McGonigle, Esq.
Brown and Barbosa	McGrath and Kane
Cynthia Bourget, Esq.	Thomas McNulty, Esq.
Cadwalader, Wickersham & Taft	Kristen Menard, Esq.
Mark Carchidi, Esq.	Patrick Morris, Esq.
Carter & DeYoung	Nigro, Pettepit & Lucas, LLP
Casner & Edwards	Nutter, McClennen & Fish
Choate, Hall & Stewart	Eric Peters, Esq.
Peter Conathan, Esq.	Prince Lobel Tye LLP
Cordell & Cordell	Michael Princi, Esq.
Catherine Cullen, Esq.	Reynolds, Rappaport, Kaplan & Hackney
Day, Berry & Howard	Rackemann, Sawyer & Brewster
Dunning & Kirrane	Stuart Rapp, Esq.
Edwards Wildman Palmer	Ropes & Gray, LLP
Paul G. Farrell, Esq.	Rubin, Rudman, Chamberlain and Marsh
Michael I. Flores, Esq.	Thomas R. Rugo, Esq.
Gilmore Rees & Carlson PC	Tracy E. Shaughnessy, Esq.
Goodwin, Procter	Frank Shealey, Esq.
Gordon Rees Scully Mansukhani	Simpson Thacher & Bartlett LLP
Goulston & Storrs	Skadden, Arps, Slate, Meagher & Flom
Holly A. Harney, Esq.	Holly Smith, Esq.
Chantal Hayes-Rice, Esq.	Michael Stone, Esq.
William C. Henchy, Esq.	Michael F. Suarez, Esq.
Hemenway & Barnes, LLP	Tracey Taylor, Esq.
Marybeth Holland, Esq.	Todd & Weld
Susan Huettnner, Esq.	Tufankjian, McDonald, Welch & Sacchitella
Ron Jansson, Esq.	Jennifer Esmel Vecchi
John Kenney, Esq.	Verrill Dana, LLP
Lander & Lander	Brian D. Widegren, Esq.
LaTanzi, Spaulding & Landreth	Wiggin and Dana LLP

QUALIFIED AS AN EXPERT WITNESS FOR TESTIMONY IN:

Appellate Tax Board of the Commonwealth of Massachusetts
Barnstable County Probate Court
Barnstable County Superior Court
Bristol County Probate Court, Fall River
Dukes County Probate Court
Essex County Probate Court
Massachusetts Land Court
Massachusetts Housing Appeals Committee
Palm Beach County Florida Probate Court
United States Bankruptcy Court, District of Massachusetts