

# THOMAS C. GARRAHAN

## REAL ESTATE APPRAISER

Massachusetts Certified General Number 4535

15 Fox Run, East Sandwich, MA 02537

(508) 888-8646

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### **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  
AI - Cost Approach to Commercial Appraising - 2006  
AI - Eminent Domain and Condemnation - 2006  
AI - Cool Tools - New Technology - 2006  
AI - Scope of Work: Expanding Your Range of Services - 2006  
LSI - Quality Road Show - 2006  
MBREA USPAP Update 2008 - 2009  
MBREA Appraising Easements - 2009  
AI - Supervising Appraisal Trainees - 2009  
AI - Subdivision Valuation - 2009  
AI - Rates and Ratios: Making sense of GIMs, OARs, and DCF - 2009  
McKissock LP - Intro to Expert Testimony - 2009  
McKissock LP - Cost Approach - 2009  
MBREA USPAP Update 2010-2011 - 2010  
MBREA Uniform Appraisal Dataset - 2011  
MBREA USPAP Update 2012-2013 - 2012  
McKissock - Construction Details - 2012  
McKissock - Environmental Issues - 2012, 2014  
McKissock - More Oddball Appraisals - 2012, 2014  
McKissock - Disclosures & Disclaimers - 2012  
McKissock - Mold, Pollution & The Appraiser - 2012, 2014

McKissock - The Dirty Dozen - 2012  
MBREA USPAP Update 2014-2015 - 2013  
McKissock - Land and Site Valuation - 2014  
McKissock - Expert Witness for Commercial Appraisers - 2016  
McKissock - Essential Elements of Disclosures and Disclaimers - 2016  
McKissock - Residential Appraisal Review and USPAP Compliance - 2016  
McKissock - 2016-2017 National USPAP  
MBREA USPAP Update 2016-2017 - 2015  
MBREA USPAP Update 2018-2019 - 2017  
McKissock - Owner Occupied Commercial Properties - 2018  
MBREA - Waterfront Properties - 2018  
McKissock - Complex Properties - 2018  
MBREA USPAP Update 2020-2021 - 2019  
Hondros - Basic Construction Review - 2020  
Hondros - Income Approach Review - 2020  
Hondros - Methodology and Application of Sales Comparison - 2020  
MBREA Webinar - COVID-19: Guidance for Appraisers

## **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 (FDIC).

## **BANKS, FINANCIAL INSTITUTIONS, ETC. (PARTIAL)**

Bank Of America	TD Banknorth
Boston Safe Deposit and Trust	U.S.Trust
Cape Cod Cooperative Bank	Washington Mutual
Chase Manhattan	Wells Fargo Home Mortgage
Citicorp	
Citizens Bank	
Compass Bank	
Eastern Bank	
Franklin Templeton	
GMAC Mortgage	
Merrill Lynch	
Morgan Stanley	
Plymouth Mortgage	

## **PARTIAL LIST OF CLIENT LAW FIRMS**

Ament Klauer LLP  
Ardito Law Group  
Ann Bathchelder, Esq.  
Brown and Barbosa  
Cynthia Bourget, Esq.  
Patricia Campanini, Esq.  
Mark Carchidi, Esq.  
Carter & DeYoung  
Choate, Hall & Stewart  
Peter Conathan, Esq.  
Catherine Cullen, Esq.  
Day, Berry & Howard  
Dunning & Kirrane  
Edwards Wildman Palmer  
Paul G. Farrell, Esq.  
Michael I. Flores, Esq.  
Gilmore Rees & Carlson PC  
Goodwin, Procter  
Gordon Rees Scully Mansukhani  
Goulston & Storrs  
Holly A. Harney, Esq.  
Chantal Hayes-Rice, Esq.  
Marybeth Holland, Esq.  
Susan Huettner, Esq.  
Ron Jansson, Esq.  
John Kenney, Esq.  
Lander & Lander  
LaTanzi, Spaulding & Landreth  
Robert Lawless, Esq.  
Lee & Rivers  
Paul Mayer, Esq.  
McCormick & McCormick  
Jack McElhinney, Esq.  
Stephen M. McGonigle, Esq.  
McGrath and Kane  
Kristen Menard, Esq.  
Patrick Morris, Esq.  
Nigro, Pettepit & Lucas, LLP  
Nutter, McClennen & Fish  
Peter O'Keeffe, Esq.  
Eric Peters, Esq.  
Prince Lobel Tye LLP  
Michael Princi, Esq.  
Reynolds, Rappaport, Kaplan & Hackney  
Rackemann, Sawyer & Brewster  
Stuart Rapp, Esq.  
Ropes & Gray, LLP  
Rubin, Rudman, Chamberlain and Marsh  
Tracy E. Shaughnessy, Esq.  
Frank Shealey, Esq.  
Skadden, Arps, Slate, Meagher & Flom  
Michael Stone, Esq.  
Michael F. Suarez, Esq.  
Tracey Taylor, Esq.  
Todd & Weld  
Tufankjian, McDonald, Welch & Sacchitella  
Jennifer Esmel Vecchi  
Verrill Dana, LLP  
Brian D. Widegren, Esq.  
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  
Essex County Probate Court  
Massachusetts Land Court  
Massachusetts Housing Appeals Committee  
Palm Beach County Florida Probate Court  
United States Bankruptcy Court, District of Massachusetts