

# QUALIFICATIONS: TODD P. THURSTON, MAI

## EMPLOYMENT HISTORY

- 8/03-Current: Principal—Thurston, Casale & Ryan, LLC
- 11/01-7/03: President—Thurston Appraisal Company, LLC
- 12/93-11/01: Vice President—Pomeroy Appraisal Associates, Inc.
- 06/91-12/93: Staff Appraiser—Pomeroy Appraisal Associates, Inc.

## EDUCATION AND APPRAISAL RELATED COURSEWORK

Bachelor of Science in Finance: Rochester Institute of Technology (1991)  
 Appraisal Institute (since 2001): 7-hour USPAP Update (03,05,07,09); Case Studies in Valuation of Upstate NY (03,05,07-10), Solving Appraisal Problems in Upstate NY (04), Apartment Appraisal Concepts and Applications (06), Condominiums, Co-Ops, and PUDs (07), Business Practice and Ethics (07), Appraisal of Nursing Facilities (10), Data Verification Methods (10), Appraising Convenience Stores (10)  
 New York State: Eminent Domain Training For Attorneys & Appraisers (02)  
 IRWA: Principles of Real Estate Law (02), Principles of Real Estate Negotiation (02), Easement Valuation (04), Mobile Home Relocation (06)  
 ASFRMA: Yellow Book: Uniform Appraisal Standards for Federal Land Acq. (06)

## PROFESSIONAL AFFILIATION

- Member of the Appraisal Institute (MAI)
- Member of the International Right-of-Way Association (IRWA)
- Member of the International Association of Assessing Officers (IAAO)

## LICENSES

- NYS Certified General Appraiser #46-20952
- Consultant Appraiser—NYS Department of Transportation

## COURT/TESTIMONY EXPERIENCE

- Expert witness in NYS Supreme Court and NYS Court of Claims
- Several assessment grievance boards (cities of Hornell and Oswego)

## PROFESSIONAL EXPERIENCE

- Experience includes: airports and related structures, apartments, automobile dealerships, banks, farms, golf courses, gravel beds & quarries, hotels/motels, manufacturing plants, mini-marts, mobile home and recreational parks, office buildings, office/warehouses, nursing homes, railroads (active and abandoned), residential dwellings and subdivisions, restaurants, shopping centers, utility properties, etc.
- Extensive eminent domain experience involving projects and claims of the NYS Departments of Transportation and Federal Aviation Administration.

## EXPERIENCE HIGHLIGHTS

- **Salamanca Land Valuation (1995):** Involved in the development of valuation methodology of estimating fee simple market rents of leasehold lands within the City of Salamanca; appraised approximately one third of the City on the Reservation (over 800); conducted public meetings with residents to explain process and hold review sessions.
- **Airport Projects (1991-10):** Involved in the valuation of airport properties and/or neighboring lands for federally funded projects to determine compensation resulting from full or partial fee acquisitions and avigation easements. List since 2000 includes: Dansville (11), Genesee County Airport (98,00), Lt. Warren Eaton Airport (00,05), Massena International (06), Finger Lakes Regional Airport (00,01), Syracuse Airport North (01), Columbia County (05,07-08), Orange Co (09), and Elmira Corning (09). Experience also includes appraisals of: Riverside Airport—NYSDOT appropriation (94), Hornell Airport—certiorari (99), Michael Airfield—acquisition (00), Syracuse Suburban Airport—acquisition (00, 01).
- **Native American Land Claims:** Involved in analysis and valuation of disputed lands between several Iroquois tribes and the State of New York. Played significant role in the research and development of accurate historical land valuation/trending and calculation of applicable rental damages. Specific land claim areas include: Cuba Lake (99-01), Niagara River Islands (99), and Stockbridge-Munsee Treaty (95).