
Appendix 'C': Qualifications

JOHN MICHAEL TARELLO, MAI, ASA, MBA

PROFESSIONAL EXPERIENCE

2016 – Present, Director of Appraisal Operations

Primary Responsibilities: Organization and oversight of all appraisal personnel and projects within the Company. Coordinate the efforts of district personnel in the completion of all types of appraisal projects throughout New England. Develop and implement innovative new appraisal policies and procedures aimed at increasing productivity, accuracy and streamlining the appraisal process. Utilizing new technologies, create product enhancements in response to future appraisal client needs. Coordinate with information systems personnel in the ongoing development of Vision software.

1992 – 2016, District Manager

To oversee and manage appraisal operations for Eastern and Northern New England. Supervise and review appraisers, programmers and support staff in the completion of revaluation projects. Provide individual consulting services and expert testimony for court defense of real estate values as part of yearly management agreements with the company's municipal clientele. Developed a Fee Appraisal Division within the company. Designed and implemented various narrative appraisal and income analysis products. Designed software models for the New York City Assessors Office with over 1.1 Million parcels and managed the software conversion and implementation for Henrico County VA. containing over 110,000 parcels. Managed a staff of 40± clerical and professional employees.

1990 – 1992, Commercial Senior Appraiser

Primary Responsibilities: Coordinated all aspects of an assigned appraisal project. Completed projects throughout New England, including appraisal assignments and project management in the following towns and cities: Worcester, Auburn, Medford, Revere, Somerville, Chelsea, Massachusetts; Nashua, Seabrook, New Hampshire and New Haven Connecticut.

1987 – 1990, Staff Appraiser

Appraisal assignments throughout New England and New Jersey.

CAMERON BISHOP FINANCIAL SERVICES, STONEHAM, MA

1987 – 1987, Fee Appraiser

QUALITY CONSTRUCTION, INC., LOWELL, MA

1986 – 1987, Builder

CENTURY 21, MELROSE, MA

1985 – 1986, Sales and Rental Person

EDUCATION

University of Massachusetts, Amherst, Massachusetts

Bachelor of Science (BS): Hotel and Restaurant Management, with a concentration in accounting and finance

Western New England University, Springfield, Massachusetts

Master of Business Administration (MBA): With a concentration in Management Information Systems

Appraisal Institute

Real Estate Appraisal Principles; Residential Valuation; Standards of Professional Practice & Procedures Part A, B & C; Capitalization Theory & Techniques, Part A & B; Case Studies in Real Estate Valuation; Report Writing & Valuation Analysis; Commercial Demonstration Report Seminar; Seminars in Contaminated Properties

International Association of Assessing Officers

Course 302: Mass Appraisal of Income Producing Property; Course 3: Development and Writing of Narrative Appraisal Report

SPECIAL QUALIFICATIONS

Appraisal Institute: Designated Member Appraisal Institute (MAI) #12106 and Past Committee Member of the Technology Committee

Appraisal Institute Massachusetts, Rhode Island Chapter: Board of Director, Past President, Vice President, Treasurer, Secretary, Regional Representative, Chairman of Seminar Committee, the Associates Committee, the News Letter Committee and the Technology Committee

American Society of Appraisers: Accredited Senior Appraiser (ASA), Designated in Real Property/Urban

Massachusetts Board of Real Estate Appraisers: Designated General Appraiser (MRA)

Massachusetts Appellate Tax Board: Qualified as Expert Appraisal Witness

New Hampshire Department of Revenue Administration: Certified as Real Estate Appraiser Supervisor

New Hampshire Board of Tax and Land Appeals: Qualified as Expert Appraisal Witness

Connecticut Office of Policy and Management: Certified as Revaluation Appraiser Supervisor

Vermont Department of Taxes: Certified as Revaluation Project Supervisor

State of Maine: Certified Maine Assessor (CMA)

State of Massachusetts: Certified General Appraiser #660

State of New Hampshire: Certified General Appraiser #154

State of Rhode Island: Certified General Appraiser #A00325G

State of Maine: Certified General Appraiser

State of Connecticut: Certified General Appraiser

JUNE PERRY

PROFESSIONAL EXPERIENCE

VISION GOVERNMENT SOLUTIONS, INC., NORTHBORO, MA

2008 – Present, District Manager

Duties include overseeing all appraisal operations, coordinating large staff of Present appraisers, programmers and support staff and managing annual client consulting services such as revaluations, data conversions, cyclical reinspections, building permit work and defense of values.

2000 – 2007, Project Manager

Responsible for planning, implementing and running revaluation projects for various municipalities. Specific duties include the mass appraisal of residential, commercial, industrial, and personal property accounts. Duties include property sales review and verification, statistical analysis, model calibration, the supervision of data collectors and field review appraisers, taxpayer hearings and all reporting requirements as they relate to project certification.

1991 – 2000, Senior Appraiser

Responsible for the supervision of town-wide revaluations and valuation update projects. Duties include performing all sales analysis, establishing the methodology to be used on the appraisal of residential properties, coordinating field review operations, taxpayer hearings and client consultations. Management assignments include: Ashford, Lyme, Stonington, Ledyard, New Haven and West Haven, Connecticut; Leominster, Gardner, Hubbardston, Westminster, Sutton, and Harvard Massachusetts. Have specific expertise in recreational areas including Martha's Vineyard - Tisbury, Oak Bluffs, and Aquinnah in Massachusetts; Kennebunkport and Cumberland, Maine; Jaffrey and Swanzey, New Hampshire.

1990 – 1991, Staff Appraiser

Responsibilities included the field review of property record cards to verify accurate and critical data for value estimation. Also performing quality control of data throughout the project and supervising daily operations.

1987 – 1989, Senior Data Collector

Responsible for coordinating, supervising and completing the Data Collection Phase of a Revaluation. Duties were to inspect residential and commercial properties, prepare and analyze inspection and production reports and supervise Data Collectors.

EDUCATION

Southeastern Massachusetts University

B.S. in Management

International Association of Assessing Officers

Course I: Fundamentals of Real Property Appraisal

Course II: Income Approach to Valuation

Course 301: Mass Appraisal of Residential Property

Course 302: Mass Appraisal of Income-Producing Property

Course 3: Development and Writing of Narrative Appraisal Reports

Course 400: Assessment Administration

Massachusetts Association of Assessing Officers

Course 1 Comparable Sales Approach to Value

Course 2 Cost Approach to Value

Course 3 Income Approach to Value

Course 5 Mass Appraisal of Real Property

USPAP Update - 2008

USPAP Update -2011

USPAP Update -2014-16

New Hampshire

NH State Statutes Course (Part 1)

NH State Statutes Course (Part 2)

Appraisal Institute

Standards of Professional Practice - Part A

Standards of Professional Practice - Part B

Other Courses/Seminars

Market Analysis & Highest and Best Use

Wireless Depreciation & Solar Legislation

Tif's & Pilots

The effect of Casino's

Foreclosures and Short Sales

Pilots and Rural Land

Mold Remediation

GIS & Assessing

Land Valuation and Mass Valuation Process

SPECIAL QUALIFICATIONS

State of Connecticut: Certified Residential, Commercial/Industrial Appraiser and Supervisor #347

State of New Hampshire: DRA Certified Assessor Supervisor #303

Massachusetts Superior Court: Qualified Expert Witness