

Tom L. Stuckey, MAI, RM
Real Estate Appraiser – Consultant

P.O. Box 4144, Missoula, Montana 59806
Telephone 406-728-8907 Fax 406-728-8909 Email tstuckey20@aol.com

EXPERIENCE AND QUALIFICATIONS

February 1992-Present

Independent Fee Appraiser

Tom L. Stuckey, MAI, RM, Missoula, Montana

- A full service, independent real estate appraisal firm serving clients predominately in Montana. I appraise commercial, industrial and multi-family dwellings, agricultural, Gentleman's Ranches, Conservation Easements, estate planning and various litigation including substantial contaminated properties.

1985-1992

Independent Fee Appraiser

Stevens, Stuckey & Co., Missoula, Montana

- Appraising Commercial, rural, residential properties and conservation easements.

1983-1985

Independent Fee Appraiser

Stevens, Stuckey & Co., Missoula, Montana

- Appraised commercial and residential properties, rural land and scenic easements.
- Firm restructured under the name of Stevens, Stuckey & Co.

1980-1983

Independent Fee Appraiser and Full Time Appraiser for the USDA Forest Service In Region One

- Achieved the highest level of appraisal ability (Master Level), in the Forest Service which qualified me for the appraisal of all types of rural land for exchanges and purchases, including alpine lakes, large acreages of timberland, recreational land, special use permits, rights-of-way, and residential property.
- Reviewed appraisals of rural land and commercial property in Western Montana and Idaho.
- Private practice maintained for preferred clients.

1977-1983

Independent Fee Appraiser

- Appraised proposed and existing residences, multi-family dwellings and unimproved land.
- Clients consisted of various lending institutions as well as private clients.

1975-1977

Real Estate Loan Originator and Appraiser

First Bank Western Montana - Missoula, Montana

1972-1975

Real Estate Appraiser

First Bank Western Montana – Missoula, Montana

EDUCATION

1976 University of Montana – Bachelor of Arts Business Administration specializing in Real Estate and Finance

Appraisal Courses:

A.I.R.E.A. (Now Appraisal Institute) From 1980 to 1995

Appraisal Institute – Case Studies in Real Estate Valuation
Appraisal Institute – Valuation Analysis and Report Writing
Appraisal Institute – Standards of Professional Practice
Appraisal Institute – Capitalization
Appraisal Institute – Litigation
Appraisal Institute – Rural Property
Appraisal Institute – Capitalization
Appraisal Institute – Basic Valuation Procedures
Appraisal Institute – Residential Property
Appraisal Institute – Highest and Best Use and Market Analysis

Appraisal Seminars

2014 Appraisal Institute – General Appraiser Market Analysis and Highest and Best Use Course
2013 Appraisal Institute – 7-Hour National USPAP Update Course
2013 Appraisal Institute – Business Practices and Ethics
2012 Appraisal Institute – 7-Hour National USPAP Update Course
2012 Appraisal Institute – Fundamentals Of Separating Real Property, Personal Property, and Intangible Business Assets
2012 Appraisal Institute – Online Scope Of Work: Expanding Your Range of Services
2012 Appraisal Institute – Appraising The Appraisal: Appraisal Review-General
2010 Appraisal Institute – 7-Hour National USPAP Update Course
2010 Appraisal Institute – Introduction To Valuation For Financial Reporting
2009 Appraisal Institute – Small Hotel/Motel Valuation
2009 Appraisal Institute – Subdivision Valuation
2008 Appraisal Institute – Spotlight On USPAP: Hypothetical Conditions & Extraordinary Assumptions
2008 Appraisal Institute – 7-Hour National USPAP Update Course
2008 Appraisal Institute – Business Practices and Ethics
2007 Appraisal Institute – Analyzing Commercial Lease Clauses
2007 Appraisal Institute – Condominiums, Co-Ops and PUD's
2006 Appraisal Institute – 7-Hour National USPAP Update Course
2006 Appraisal Institute – Online Valuation Of Detrimental Conditions in Real Estate
2006 Appraisal Institute – Online Residential Design & Functional Utility
2006 Appraisal Institute – Online Analyzing Distressed Real Estate
2006 Appraisal Institute – Appraising From Blueprints and Specifications
2006 Appraisal Institute – Subdivision Valuation
2005 Appraisal Institute – Professional's Guide To The Uniform Residential Appraisal Report
2004 Appraisal Institute – 7-Hour National USPAP Update Course
2004 Appraisal Institute – Online Course 420: Business Practices and Ethics
2003 Appraisal Institute – Uniform Appraisal Standards For Federal Land Acquisitions
2003 Appraisal Institute – Appraisal Data Technology and Digital Reports
2003 Appraisal Institute – Valuing Property Affected By Environmental Contamination
2003 Appraisal Institute – Separating Real & Personal Property From Intangible Business Assets
2002 Appraisal Institute – Partial Interest Valuation – Undivided
2001 Appraisal Institute – Standards of Professional Practice, Part A (USPAP)
2001 Appraisal Institute – Regression Analysis In Appraisal Practice: Concepts & Apps.
2001 Appraisal Institute – Partial Interest Valuation – Divided

- 2001 Appraisal Institute – Committee CE Credit – Chapter Level
2000 Appraisal Institute – Litigation Skills For The Appraiser

The Appraisal Institute requires 100 hours of continuing education over a five year period or 20 hours per year. “As of this date, I, Tom L. Stuckey, have completed the requirements under the continuing education program of the Appraisal Institute.”

Seminars Presented

- 2006 First National Bank – Commercial Real Estate
2008 Lambros Real Estate – Commercial Valuation
2010 Open Lands Fair – Conservation Easements In Ravalli County

Seminars Presented

I have not had any publications within the past ten years.

Court Testimony:

I have testified as an expert witness in Bankruptcy Court, District Court and Federal District Court. I have prepared eight different properties to testify in District Court and Federal Court in 2010. Within the previous four years, I have testified in District Court once.

ACHIEVEMENTS

- 1992 Elected to Membership of Appraisal Institute, MAI, Designation Certificate #9247
1991 Certified General Real Estate Appraiser with the Board of Real Estate Appraisers, State of Montana, Certificate #70
1980 Elected to Residential Membership, American Institute of Real Estate Appraisers (Now Appraisal Institute) receiving the RM Designation Certificate #1489

Appraisal Institute:

In addition to the professional designations, I am involved or have been involved in the following committees for the Appraisal Institute

Chapter Level –

- President of Montana Chapter 1994 & 1995
- Education Chairman 1991-1993
- Candidate Guidance Chairman 1995 To Present

National Level – 1992-1997

- Regional Member of Region 1’s Ethics & Administration Division where I processed all pending ethics cases in Region 1 covering a seven state area.

Clients:

Following is a brief summary of clients
American Federal Savings Bank
American Timber Company
Bank of Montana
Big Sky Timber Company
Capital Farm Credit, FLCA
City National Bank
City of Hamilton
City of Missoula

Community Bank of Missoula
Department of Justice
Farmers State Bank
FDIC
First Interstate Bank
First National Bank
First Security Bank
Five Mile Timber Company
Glacier Bank
Imperial Capital Bank
Internal Revenue Service
Missoula Federal Credit Union
Montana Fish, Wildlife & Parks
Montana Power
Mountain West Bank
Nature Conservatory
Plum Creek Timber Company
State of Montana
Stockman Bank
Stoltze Land and Timber Company
Treasure State Bank
U.S. Bank
U.S.D.A. Forest Service, Region 1 & 4
U.S. Postal Service
Whitefish Credit Union

References furnished upon request.