

# APPRAISAL QUALIFICATIONS OF JAMES T. SZAKÁCS

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KLW APPRAISAL GROUP, INC.

## **Education:**

- B.A.: State University of New York at Buffalo – 1989

## **Technical Training:**

- Qualifying Course for Salespersons Licensure, Canisius College, Buffalo, NY, 1987
- Qualifying Course for Brokers Licensure, Buffalo, NY, 1990
- Society of Real Estate Appraisers-Course 101, "Principals of Residential Property Valuation", Buffalo, NY, 1989
- Society of Real Estate Appraisers-Course 102, "Applied Residential Property Valuation", Buffalo, NY, 1990
- Appraisal Institute, "Capitalization Theory & Techniques-Part A", Chicago, IL, 1991
- Appraisal Institute, "Capitalization Theory & Techniques-Part B", Chicago, IL, 1992
- National Association of Independent Fee Appraisers, "Income Property Appraising - Investment Analysis", Buffalo, NY, 1992
- National Association of Independent Fee Appraisers, "Techniques of Income Property Appraising", Southampton, NY, 1992
- NY State Department of Equalization & Assessment, "Residential & Commercial Data Collection Seminar", Buffalo, NY, 1991
- Appraisal Institute, "Discounted Cash Flow Seminar", 1993
- Appraisal Institute, "Easements and Encroachments Seminar", 1994
- Appraisal Institute-Course 520, "Highest and Best Use & Market Analysis", Holyoke, MA, 1996
- Appraisal Institute, "Attacking & Defending an Appraisal in Litigation", South. Burlington, VT, 2000
- Cusak Real Estate & Sales Training Center, "Ethics & Standards of Professional Practice E/S", Buffalo, NY, 2004 & 2006, 2008, 2010 & 2012
- Appraisal Institute-Course 320, "General Applications", Buffalo, NY 2007
- Appraisal Institute-Seminar, "Subdivision Analysis", Buffalo, NY 2008
- Appraisal Institute-Seminar, "Commercial Appraisal Engagement and Review", Buffalo, NY 2010
- Appraisal Institute-Course, "Business Practices & Ethics", Williamsville, NY 2012

## **Licensures/Certifications:**

- New York State Certified General Real Estate Appraiser #46-2331
- New York State Real Estate Salesperson

## **Professional Affiliations:**

- Candidate Member - Appraisal Institute

## **Specialized Skills:**

- IBM PC & Compatibles, Windows 2000
- Microsoft Word & WordPerfect
- Excel & Lotus
- Argus

**Building Cost Specialized Training:**

In addition to attending and participating in various building cost courses and seminars, Mr. Szakacs has reviewed and contrasted actual costs of hundreds of property types including retail, restaurant, manufacturing and other property types.

**Appraisal Assignments:** (Partial Listing)**Residential**

- Single Family Dwellings, Two-Family Dwellings, Condominiums

**Commercial**

- Airfield / Landing Strips
- Animal Hospitals
- Apartment Complexes
- Auto and Bus Service Facilities
- Auto Dealerships
- Bowling Lanes
- Branch Banks
- Bulk Petroleum Storage Facilities
- Certiorari Actions
- Churches
- Community Shopping Plazas & Malls
- Condominiums
- Feasibility Studies
- Funeral Homes
- Gas and Service Stations
- Grain Mills
- High-Rise Office Complexes
- Hotels
- Kennels
- Land Lease Analysis
- Manufacturing Facilities
- Mansions
- Marinas
- Medical Facilities
- Mixed-Use Facilities
- Motels
- Municipal Revaluations
- Office Buildings
- Rehabilitation Projects
- Restaurants
- Retail Facilities
- Schools
- Self-Storage Facilities
- Special Use Properties
- Subdivision Analysis
- Temporary & Permanent Easements
- Vacant Land
- Warehouse/Storage Facilities
- Wetlands

**Prepared & Participated in Appraisals & Consultant Reports For:**

- Numerous savings and loan and commercial lending institutions - residential and commercial mortgages and sale/purchase assets
- Major, regional and local companies - acquisition, disposition and condemnation
- Governmental agencies (state, federal, county, town and cities) acquisition, reuse, condemnation, Ad-Valorem and certiorari proceedings and specialized studies
- Private industry - mortgages, buy/sell, mergers
- Attorneys and private individuals - condemnation, investment counseling, mortgage appraisals and tax assessment matters
- Insurance companies - damage loss, sale/purchase, assets
- Third party residential transfer corporations

**Fee Consultant For:**

**New York State**

- Department of Corrections
- Department of Transportation
- Department of Environmental Conservation
- Department of Parks & Recreation
- Department of Mental Retardation & Developmental Disabilities
- Facilities Development Corporation
- Housing Finance Agency (HFA)
- State of NY Mortgage Agency (SONYMA)

**Federal Government**

- Farms Home Administration
- Federal Deposit Insurance Corp. (FDIC)
- Housing & Urban Development
- Internal Revenue Service

**Qualified As Expert Witness:**

- Mr. Szakács has appeared as an expert witness regarding real estate valuation in State Supreme Courts in Erie, Niagara, Chautauqua, Onondaga and Warren Counties, U.S. District Bankruptcy Court, New York State Court of Claims and various commissions of appraisal.
- Mr. Szakács has been a member and has appeared before various municipal tax assessments review boards.
- Mr. Szakács is currently a paid consultant for various revaluation projects throughout New York State and SCAR hearing officer for the Eighth Judicial District.

**Territories Professional Covered:**

- Mr. Szakács concentrates his practice in upstate New York. Mr. Szakács has also appraised property in the States of Connecticut, Ohio, Pennsylvania, Virginia, Massachusetts and West Virginia.

**Employment History:**

- **The K LW Group, Buffalo, NY, Real Estate Appraiser/Consultant, 7/95- Present**
- Northeastern Appraisal Associates, Commercial, Inc., Williamsville, NY, Real Estate Appraiser/Consultant, 8/91-7/95
- Northeastern Appraisal Associates, Revaluation Division, Williamsville, New York, Revaluation Coordinator, 3/90-10/91
- Northeastern Appraisal Associates, Commercial, Inc., Buffalo, New York , Real Estate Appraiser/Consultant, 3/89-3/90