

**QUALIFICATIONS OF THE APPRAISER AMY DUFFIELD
MASSACHUSETTS CERTIFIED RESIDENTIAL APPRAISER #2415**

Experienced in the appraisal of complex single family dwellings, two to four family dwellings, condominiums, new/proposed construction and vacant land.

Provide appraisals and valuation services to financial institutions, developers, mortgage lenders, investors, attorney's, builders and homeowners to determine market, tax, insured and lost values; involving legal questions, rights of ownership and easements. Specializing in divorce and estates on unusual and multi-million dollar properties.

Professional Experience

1986 - Present: Independent Fee Appraiser - Appraising single families, condominiums, vacant land and multi family dwellings.

1990 - Present: Independent Research Assistant - Specializing in research analysis for commercial, industrial, eminent domain takings, subdivision analysis and land use development.

Appraisal Education

Massachusetts Board of Real Estate Appraisers

- 2010 USPAP Update Seminar
- 2008 USPAP Update Seminar
- 2006 USPAP Update Seminar
- 2001 Uniform Standards of Professional Appraisal Practice
- 2001 REA 1.2 Practical Residential Appraisal
- 1999 Sales Comparison Approach
- 1999 Residential Appraisal Problem Solving, Part II
- 1999 Appraisal Communication: Writing Convincing Appraisal Report
- 1999 Residential Appraisal Trends: Drive-Bys, Limited Appraisals, & New Reporting Formats
- 1999 USPAP Update Seminar
- 1997 Subdivision Planning For Appraisers
- 1996 Residential Appraisal Problem Solving, Part I
- 1996 Real Estate Law and the Registry of Deeds
- 1996 USPAP Update Seminar
- 1996 Appraisal Environmental Issues
- 1996 Appraisers and Legal Issues
- 1995 Market Conditions for the 90's and Beyond - Residential Program
- 1993 Mock Trial Seminar
- 1993 New URAR Form Seminar
- 1991 Professional Appraisal Practice and Conduct
- 1986 REA -1, Appraising the Single Family Residence

Society of Real Estate Appraisers

- 1988 Land Use Development – Analysis of Development Approach
- 1987 Horsley & Whitten – Land Use Development Seminar

Appraisal Institute

- 2008 Condominiums, Co-ops and PUDS
- 2008 Real Estate Appraisal Operations
- 2008 Cool Tools: New Technology for Real Estate Appraisers

- 2008 Residential Design and Functional Utility
- 2008 Residential Property Construction and Inspection
- 1991 Course 101 – Introduction to Appraising Real Property

Employee Relocation Council/Worldwide ERC

2007 Relocation Training Program

Additional Real Estate Related Courses

Bridgewater State College

Legal Research and Writing
Real Estate Mortgage, Landlord – Tenant Law

Additional Qualifications

Qualified as an expert witness in Barnstable County Superior Court
HUD/FHA Approved Appraiser

Education

Cape Cod Community College – Associates in Arts Degree
Northeastern University – Environmental Geology

Association Membership

Massachusetts Board of Real Estate Appraisers
Provisional Member¹

¹Provisional membership does not imply any certification of qualifications or experience by the Massachusetts Board of Real Estate Appraisers. It does, however, bind the provisional member to its Code of Ethics and Standards of Professional Practice and Conduct.