

William Moran, RAA, GAA, Certified General Appraiser #70815

The Island's only Residential Accredited, General Accredited and Certified General Appraiser

- **Expert knowledge of the various local market influences, including; zoning, historic designations, location, water frontage and views, resulting in superior analysis and valuation support.**

Qualifications, Licenses and Designations

- **Past Nantucket Director, Cape Cod & Islands Association of Realtors**
- **Massachusetts Certified General Appraiser #70815, licensed 2005**
- **Designated Residential Accredited Appraiser, National Association of Realtors**
- **Designated General Accredited Appraiser, National Association of Realtors**
- **Massachusetts Licensed Broker #90531704**

Present Positions

President, Harbor Light Properties LLC, *dba Nantucket Real Estate & Appraisal*, Nantucket, MA 02554

- **Residential and commercial appraiser with a residential focus on the island with more than 1,400 appraisals completed on Nantucket.**
- **Commercial assignments have been completed across the nation for a wide range of institutional and government agencies.**
- **Realtor and Principal Broker engaged in residential and commercial sales and property management services.**
- **Affiliated Appraiser, *Grasso Appraisal Services, Inc*; Woburn MA 01801**

Prior Positions

- **Realtor, *J Pepper Frazier Company*, Nantucket, MA 02554 (2010-2013)**
- **Realtor, *Premiere Realty Services*, Hyannis, MA 02673**
- **Senior Staff Consultant, *Tecumseh Professional Associates*, Albuquerque, NM**
- **Staff Appraiser, *Portland Natural Gas Transmission System*, Portsmouth, NH**
- **Senior Staff Realty Specialist, *Real Property Branch, USCG Civil Engineering Unit*, Warwick, RI**
- **Senior Review Appraiser, *VA Division of Loan Guaranty*, Newark, NJ**
- **Senior Staff Realty Specialist, *US Fish and Wildlife Service*, Hadley, MA**

Professional Awards

- **Vice President *Gore, Hammer Award*, Real Estate Best Practices**
- **US Secretary of Transportation, *Team Award*, Appraisal & Closure, Governors Island, NY, NY**
- **USCG, *Special Act Award, Office of Management and Budget* Planning**

Projects of Significant Social, Environmental or Economic Impact

- ***Cape Town Plaza, Airport Commission*, Barnstable, MA – Ground Lease Appraisal**
- ***USCG, Atlantic Headquarters, Governors Island, NY, NY* – Real Estate Transfer, Base Sale**
- **Natural Resource Conservation Service, Grassland Reserve Program – National Review Appraiser**
- **Natural Resource Conservation Service, Wetland Reserve Program – National Review Appraiser**
- **Natural Resource Conservation Service, Farm & Ranch Program – National Review Appraiser**
- **Natural Resource Conservation Service, Healthy Forest Program – National Review Appraiser**
- **National Park Service, Historic Light Preservation Program – 38 Lighthouse Transfers**
- **Cape Hatteras National Seashore, North Carolina – Real Estate Appraisal**

- Wounded Knee, Pine Ridge Reservation, South Dakota – Real Estate Appraisal
- Port of Portland Transportation Terminal, Oregon – Real Estate Appraisal
- Moosehorn NWR, Maine – Land Acquisition
- Erie NWR, Pennsylvania – Land Acquisition
- Cape May NWR, New Jersey – Land Acquisition
- Ohio River Islands NWR, West Virginia, Pennsylvania, Ohio, Kentucky – Land Acquisition
- Back Bay NWR, Virginia – Land Acquisition
- Ft Devens, Massachusetts – Real Estate Appraisal, Base Closure
- Pease AFB, New Hampshire – Real Estate Appraisal, Base Closure
- Sankaty Light, Nauset Light, Highland Light, Massachusetts – Lighthouse Relocation Team

Expert Witness

- **Nationally**, vast-majority of federal employment and consulting was subject to the ***Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Uniform Act)***. Therefore, all assignments were conducted on the assumption that the assignment may end in litigation requiring an advanced knowledge in real estate and/or appraisal principles, methodologies, Federal, State, County and Municipal regulations and procedures.
- **Locally**, I have been engaged to provide valuations, which have been relied upon in mediation and the courts. Valuation reports have been introduced as expert opinions in ***Suffolk, Middlesex, Norfolk and Nantucket Courts***.

Professional Education

- Fundamental Concepts of Analysis
- Appraisal of Owner-Occupied Commercial Properties
- Advance Hotel Appraising
- Environmental Issues for Appraisers
- 2-4 Family Finesse
- Appraisal Applications of Regression Analysis
- Mold, Pollution and the Appraiser
- Advanced Income Approach
- Private Appraisal Assignments
- Appraisal of Self-Storage Facilities
- Residential Appraisal Review
- Advanced Cost Approach
- Eminent Domain and Condemnation
- Comparative Analysis
- New Technology for Real Estate Appraisers
- GIS – The Executive Overview
- Scope of Work – Expanding Range of Services
- Appraisal of Fast Food Facilities
- That's a Violation
- Rural Appraisal Review
- Farm and Ranch Appraisal
- Supporting Your Adjustments – Methods for Residential Appraisers
- Buyer Agency
- Seller Agency
- Residential Mortgage Loan Market and Credit Today

- MA Real Estate License Law and Regulations
- Contract Law
- Fair Housing
- Golf Course Appraisal
- Restaurant Appraisal
- Uniform Standards for Federal Land Acquisition – Case Studies
- Uniform Standards for Federal Land Acquisition – Yellow Book Review
- Other
 - -300 hours of Massachusetts Pre-licensure Education Requirements fulfilled
 - - All USPAP Updates fulfilled including 2018-2019

PARTIAL LIST OF CLIENTS

Department of Justice	United States Navy	Army Corps of Engineers
Accurate Group	USDA	USCG – Civil Engineering Miami
Town of Barnstable	Merrill Lynch	BMO Harris
Corelogic Valuations	Cornerstone Bank	BNY Mellon
Eastern Bank	Enterprise Bank	Everbank
First Horizon	Flagstar Bank	Goldman Sachs
Grasso Appraisal Services	Guaranteed Rate	Huntington Bank
Liberty Home Equity	Morgan Stanley	Navy Federal Credit Union
Pro Teck Valuation Solutions	Valuation Connect	Solidifi
Nantucket Airport	NRCS – Louisiana	NRCS – West Virginia
Raymond James Bank	Red Sky Risk Services	Residential Mortgage Services
Sierra Pacific Mortgage Co	Silicon Valley Bank	Speedy Title & Review Services
USAF	Bank of America	Wells Fargo
NRCS – North Carolina	NRCS – Arkansas	US Trust
US Bank	NRCS – Ohio	Hingham Institution for Savings
United States Appraisal	Sun Trust	NRCS – South Dakota
NRCS – North Dakota	National Institute of Health	Bureau of Land Management
National Park Service	TD Bank	Berkshire Bank
Bureau of Indian Affairs	Department Veteran Affairs	Nantucket Cottage Hospital
USCG – Civil Engineering Prov	Cohen and Cohen Law	Parrino, Shattuck, PC
NRCS – South Carolina	Webster Bank	Cambridge Trust