

# Abbey Realty Advisors

Real Property Appraisers & Consultants

Kern G. Slucter, MAI

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## CURRICULUM VITAE – KERN G. SLUCTER, MAI

### PROFESSIONAL RECOGNITION AND DESIGNATIONS:

**MAI**– Appraisal Institute, Designation #12162  
**ASA** – Accredited Senior Appraiser – Real Property Urban, American Society of Appraisers  
**GAA** – General Accredited Appraiser #17, National Association of Realtors  
**C-CREC** – National Association of Real Estate Consultants  
**Certified USPAP Instructor** – #10570 Appraisal Qualifications Board of the Appraisal Foundation

### EDUCATION:

**BBA** – Business Management – Northwood University, Midland, Michigan  
**AA** – Associates in Business – Real Estate, Lansing Community College, Lansing, Michigan  
Masters of Science Candidate – Real Estate Appraisal, University of St. Thomas, Minneapolis, Minnesota  
Michigan State University – Course: Building Construction and Land Development  
University of Michigan – Course: Real Estate I  
Lansing Community College – Real Estate, Certificate of Achievement:

Real Estate Finance	Residential Construction & Inspection
Real Estate Law	Real Estate Property Management
Real Estate II	Real Estate Investment & Taxation

**Appraisal Institute** – Courses & Seminars: (Formerly American Institute of Real Estate Appraisers)

**Real Estate Appraisal Principles, 2-28-88 to 3-5-88;**  
*University of Georgia\* at Athens, GA*  
**Residential Valuation, 3-6-88 to 3-12-88;**  
*University of Georgia\* at Athens, GA*  
**Standards of Professional Practice, 8-20-89 to 8-24-89;**  
*Michigan State University\*, East Lansing, MI*  
**Real Estate Appraisal Procedures, 3-26-90 to 4-1-90;**  
*Ohio State University\*, Columbus, OH*  
**Income Capitalization Theory & Techniques – Course A, 8-12-90 to 8-18-90;**  
*Ohio State University\*, Columbus, OH*  
**Income Capitalization Theory & Techniques – Course B, 8-19-90 to 8-25-90;**  
*Ohio State University\*, Columbus, OH*  
**Rates, Ratios & Reasonableness – Seminar, 10-16-90;**  
*Frankenmuth, MI*  
**Case Studies in Real Estate Valuation, 9-8-91 to 9-14-91;**  
*University of Texas\* at Austin, TX*  
**Report Writing and Valuation Analysis, 9-15-91 to 9-21-91;**  
*University of Texas\* at Austin, TX*  
**Hotel & Motel Valuation – Seminar, 5-9-92;**  
*East Lansing, MI*  
**Highest & Best Use and Market Studies – Course 520, 2-21-93 to 2-27-93;**  
*Arizona State University\*, Tempe, AZ*  
**Americans With Disability Act (ADA) – Seminar, 4-20-93;**  
*Lansing, MI*  
**Uniform Residential Appraisal Report Form – Seminar, 11-12-93;**  
*Okemos, MI*

Advanced Capitalization – Course 510, 2-20-94 to 2-26-94;  
*Dallas, TX*

Comparative Residential & Commercial Construction – As It Relates to Appraisers – Seminar,  
3-2-94; *Okemos, MI*

Appraisal Office Management, Maximizing the Value of an Appraisal Practice – Seminar,  
6-29-94; *Indianapolis, IN*

Appraisal of Retail Properties – Seminar, 1-23-95;  
*Rosemont, IL*

Understanding Limited Appraisals and Reporting Options-General – Seminar, 7-5-94;  
*Troy, MI*

Uniform Standards of Professional Appraisal Practice – Part A, 10-21-94 to 10-21-94;  
*Troy, MI*

Uniform Standards of Professional Appraisal Practice – Part B, 4-15-94 to 4-16-94;  
*Novi, MI*

Advanced Sales Comparison & Cost Approaches – Course 530, 5-28-95 to 6-3-95;  
*Boulder, CO*

Data Confirmation and Verification Methods – Seminar, 9-21-95;  
*Mt. Pleasant, MI*

The High-Tech Appraisal Office – Seminar, 6-28-96;  
*Indianapolis, IN*

The Internet and Appraising – Seminar, 6-29-96;  
*Indianapolis, IN*

Non-Residential Demonstration Appraisal Report Writing – Seminar, 8-8-98 to 8-9-98;  
*Seattle, WA*

Serving the Client: Approach & Use of the Streamlined Appraisal Professional – Seminar,  
10-11-00; *Okemos, MI*

Geographic Information Systems – Seminar, 05-11-01;  
*Okemos, MI*

\*indicates Appraisal Institute courses offered at these university locations or through the university extension

**The Appraisal Foundation** – Courses & Seminars:

1997 USPAP Update Session – Seminar, 11-16-96  
*Charlotte, NC*

Instructor Training Session – Seminar, 11-17-96  
*Charlotte, NC*

2000 USPAP Update Session – Seminar, 2-5-00  
*Chicago, IL*

2002 USPAP Instructor Certification Course – Seminar, 11-1-02 to 11-3-02  
*Dallas, TX*

AQB Certified USPAP Instructor #10570 – 11/27/02

2004 USPAP Update for Instructors and Regulators, 11-22-03  
*Chicago, IL*

**The American Society of Farm Managers and Rural Appraisers** – Seminars:

Conservation Easements – Seminar, 7-9-00 to 7-10-00;  
*Las Vegas, NV*

**American Society of Appraisers** – Courses & Seminars:

Introduction to Business Valuation – BV201, 1-7-93 to 1-10-93;  
*Atlanta, GA*

**Marshall Valuation Service**

Commercial & Residential Segregated Cost Seminar

**Urban Land Institute**

Basic Real Estate Development – Seminar, 10-15-01 to 10-16-01;  
*Washington, D.C.*

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**Craig Harrington, SRA – Seminars:**

- Inspection Liability: Due Diligence for Residential Appraiser – Seminar, 4-25-2000;  
*Lansing, MI*
- Counting the Cost: Creative Techniques Using Marshall & Swift – Seminar, 4-25-2000;  
*Lansing, MI*
- Cross-Examination of USPAP 2000 – Seminar, 4-26-2000;  
*Lansing, MI*
- Residential Consulting – Seminar, 10-10-2000;  
*Lansing, MI*

**Valuation 2000 Conference – Seminars:**

- Urban Analysis – Seminar, 7-11-00;
- Easement Valuation – Seminar, 7-11-00;
- Land Investment in the 21<sup>st</sup> Century – Seminar, 7-13-00;
- The Effect of E-Commerce on Real Estate Value – Seminar, 7-13-00;  
*Las Vegas, NV*

**Ted Whitmer, MAI – Workshop**

- Comprehensive Appraisal Workshop, 07-19-01 to 07-22-01,  
*Tampa, FL*

**LICENSES:**

- Licensed by the State of Michigan, Department of Commerce, Bureau of Occupational Regulation
  - Board of Real Estate Appraisers: Certified General Real Estate Appraiser 1991-Present #1201000009
  - Board of Real Estate Brokers & Salesmen: Salesman 1973-1978
  - Brokers 1987-Present #6501-106842
  - Residential Builders Board 1994-Present #2101121947
- Licensed by the State of Indiana, Indiana Professional Licensing Agency
  - Certified General Real Estate Appraiser 1993-1995 #CG49400018

**MEMBERSHIPS AND AFFILIATIONS:**

- Appraisal Institute – MAI Designated Member
- Appraisal Institute – Mid-Michigan Chapter, Board of Directors 1997-Present
- Appraisal Institute – Mid-Michigan Chapter, Treasurer 2002-2003, Vice President 2004
- American Society of Appraisers – Accredited Senior Appraiser (ASA)
- American Society of Appraisers – Greater Michigan Chapter, Chapter Secretary 1994-1995,  
Treasurer 1995-1996, Vice President 1996-1997, President 1997-1998
- Elected to ASA National Real Property Committee 2002-2004
- Urban Land Institute – Associate Member
- Certified HUD/FHA Fee Panel Appraiser 1990-1996
- Approved MDOT Fee Appraiser
- Approved MDOT Review Appraiser
- Real Estate Educators Association 1994-Present
- Greater Lansing Board of REALTORS® – Designated REALTOR®
  - Member, Multiple Listing Service
  - Served on the Following Greater Lansing Board of REALTORS® Committee's:
    - Appraisers, Education, Government Affairs, Legislative Affairs, Speakers Bureau
    - As Chairman: Grievance, Professional Conduct, LANPAC, RPAC
  - Elected to the Board of Directors 1994-1996
- Detroit Area Commercial Board of Realtors
- Michigan Association of REALTORS®
- National Association of REALTORS®, Appraisal Section, Awarded GAA Designation #17
- REALTOR Active in Politics (RAP Award)
- Ypsilanti Jaycee's, Board of Directors 1972
- Delta Township Bicentennial Commission, Chairman 1976
- Windsor Charter Township Planning Commission 1998-2003
- Windsor Charter Township Trustee 2003-Present

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**TEACHING AND ACADEMIC EXPERIENCE:**

Certified Uniform Standards of Professional Appraisal Practice Instructor – Appraisal Foundation, 2002 to Present  
Lansing Community College – Faculty Advisory Committee for Real Estate & Assessment Administration, 1994-1998  
Principal Appraisal Instructor for Holloway's Real Estate Institute, 1992-1993  
Instructor: Appraisal 1, Appraisal 2 and Uniform Standards of Professional Appraisal Practice  
Graduate: National Association of REALTORS®, Instructors Training Institute, 2-9-97  
USPAP Instructor:  
    American Real Estate & Appraisal Institute, 2003  
    Middleton Training, 2002 – Present  
President & Director of Education, Agnes Gannon Real Estate Academy, 2003

**RELATED EXPERIENCE:**

Residential and Commercial Remodeling and Renovation Contractor  
Construction Materials Specifier  
Energy Management Systems Contractor  
Expert Testimony on Real Estate Matters in Clinton, Eaton, Ingham and Kent County Circuit Courts,  
    Various District Courts & U.S. Bankruptcy Court

**INDEPENDENT APPRAISAL & CONSULTING SERVICES INVOLVING:**

Super Conducting Super Collider	Mortgages: Commercial & Residential
Governmental Acquisition	Equity Loans
Industrial Properties	General Service Administration Lease Study
Commercial Properties	Warehouse Properties
Proposed Construction	Proposed Developments
Vacant Land	Condemnation
Highest & Best Use Studies	Feasibility & Marketability Studies
Easement Valuations	Divorce Settlements
Market Value for Sale or Lease	Income & Property Tax Matters
Special Purpose Properties	Estate Valuations
Acquisition Consultations	Subdivision Analysis
Manufactured Home Subdivisions	Leasehold & Leased Fee Interests
Contaminated Properties	Acquisition for Undisclosed Parties