

Beckmann Appraisals, Inc. is a general appraisal firm specializing in the appraisals of properties mainly in the lower Hudson Valley area. We have appraised a significant amount of properties in each of the Counties within this particular region of New York State. We have expertise in commercial properties, residential properties, agricultural, marshland, wetland and parkland. We also specialize in providing consultation services in respect to real property tax and tax assessment issues.

Our in-office database includes sales and lease transactions of all sorts and types of properties within this geographical area. We have the availability of data sources and other appraisal literature and publications to assist us. We have a very active practice of providing appraisals for government acquisitions.

Mr. Beckmann is a CRE, MAI and a FRCIS. With more than 30 years of appraisal experience along with his unique qualifications he has an outstanding reputation as an industry leader throughout the Hudson Valley. Mr. Beckmann has appraised all types of property in the Tri state area including NYC and has testified in many cases in NYS Supreme Court, various Bankruptcy and Federal courts along with NYS Court of Claims. In addition to appraisal qualifications he has extensive GIS experience. Mr. Beckmann has developed economic studies of the benefits of property and sales tax by developments of Regional Shopping Centers and other commercial developments in New York State. He has an in-depth understanding of how local and regional taxes flow from both property and sales tax into the local economy.

We have four NYS licensed general real estate appraisers (including Mr. Beckmann) and one appraisal assistant. Each has taken and passed courses with respect to USPAP and are current in the requirements for appraisal continuing education. The appraisers have appraised all types of real estate. Joseph A. Hamerman, our General Manager, is not an appraiser but acts in a supervisory role with regards to the coordination of personnel to assure timely completion of appraisal assignments. He has 20 + years of experience with the firm. He is expert in EDPL & Federal acquisition rules compliance. All substantive appraiser supervision is undertaken by Mr. Beckmann.

Detailed resumes are attached for each of the above.

Appraisers are assigned to projects as we are retained. All appraisals are assigned and are undertaken with the assistance of a senior staff appraiser under Mr. Beckmann's direction. Our history has been that we are able to assign a particular appraiser to a job upon retention and always complete the assignments timely without the need to pre-assign staff. Mr. Hamerman will track assignments to assure timely completion and assist in assigning personnel to individual appraisals.

We typically have a 30-60 day backlog in our work load. However, we are so set up that we virtually always can assign an appraiser to undertake a "rush" job. An average job is completed in approximately 30 days from retention. Rush jobs can be completed within 14 days.