



JEFFREY J. BEAL, CSA-G, MLAI  
Real Estate Solutions  
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### **AREAS OF EXPERTISE**

- . Access Takings
- . Ad Valorem Taxation
- . Appraisal (Forensic) Review
- . Appraiser Ethics
- . Claims on Title Insurance
- . Complex Properties
- . Condemnation Valuation
- . Cost Segregation Studies
- . Damage Analysis
- . Divorce-Marital Property
- . Eminent Domain
- . Estates Tax Valuation
- . Forensic Analysis
- . Investment Fraud
- . Lease Valuation
- . Market & Feasibility Studies
- . Market Rent Studies
- . Mortgage Fraud & Fraudulent Transfer
- . Real Estate Acquisition Due Diligence
- . Real Estate Consultation
- . Real Estate Zoning
- . Restaurant Real Estate
- . Review of Appraisals
- . Site Analysis
- . Tax Appraisals
- . Valuation
- . Valuation for Gift Taxes
- . Valuation Methodology
- . Zoning & Land Use

### **EXPERIENCE**

- . Currently practicing as a General Real Estate Appraiser, specializing in commercial and high value residential properties with an emphasis on litigation, damages, diminution in value, eminent domain, taxation, partial interests, zoning and variances.
- . On or was on the faculty of New York University-Real Estate Institute, Baruch College-Zicklin School of Business, Fordham University- School of Professional & Continuing Studies, The Columbia Society of Real Estate Appraisers and other schools teaching Real Estate and Appraisal Courses.
- . Currently a Small Claims Assessment Review Hearing Officer and a Part 36 Appraiser for New York State
- . Previously performed due diligence/property & location inspections nationwide
- . Previously acted as a mortgage broker for commercial and residential properties

### **PROFESSIONAL SOCIETIES**

The Columbia Society of Real Estate Appraisers -Designated Member, Past President, Board of Governors  
The Appraisal Institute - Practicing Affiliate  
Lambda Alpha International-New York chapter President  
The NY Condemnation Conference- Past President  
Real Estate Board of NY- Member  
NYS Assessors Association

### **LICENSES**

New York State Certified General Real Estate Appraiser ID#46000012423  
New York State Department of Transportation Approved General Appraiser  
New York State Approved Real Estate Appraiser & Real Estate Instructor  
New York State Approved Small Claims Assessment Review Officer  
Yellow Book Qualified (Uniform Appraisal Standards Federal Land Acquisition)  
Appraisal Foundation/AQB Qualified USPAP Instructor  
HUD/FHA/VA Approved Appraiser

### **EDUCATION**

University of Michigan - BBA,  
New York Institute of Technology - BPS Cum Laude in Hotel/Restaurant Administration  
New York University - M.S. (34/38 credits completed) in Real Estate Valuation

#### **Post-Grad**

- Hofstra University
- The American Society of Farm Managers & Rural Appraisers
- The Appraisal Institute
- The Columbia Society of Real Estate Appraisers
- NYS Assessors Association