

## ***QUALIFICATIONS OF THOMAS S. MORGAN***

### **FORMAL EDUCATION**

University of Colorado Boulder, Colorado	1969-72
Colorado Community College Denver, Colorado	1967-69

### **APPRAISAL EDUCATION**

#### University Courses

- Real Estate Principles
- Real Estate Law
- Real Estate Appraisal
- Real Estate Investment

#### American Institute of Real Estate Appraisers

- R41-b Seminar
- Course VIII
- Course 1A
- Highest and Best Use Analysis
- Standards of Professional Practice
- Capitalization Theory and Technique
- Case Studies
- Report Writing and Valuation Analysis
- Analyzing Cash Flows
- Easement Valuation

#### Society of Real Estate Appraisers

- R41-C Seminar
- Income Property Valuation – 201
- Appraisal of Residential Condominium Projects

#### Appraisal Institute

- Standards of Professional Practice
- Wetlands Valuation
- Uniform Appraisal Standards for Federal Land Acquisition

#### Independent Courses

- American Right-of-Way Association courses
- Oregon State Department of Revenue – Appraisal Short Course

### **EXPERT WITNESS**

- Lane County Circuit Court
- Federal Bankruptcy Court

**LICENSES**

State Certified Appraiser – State of Oregon, 1992      Certificate No. C000013

Certified Appraiser – State of Oregon Department of Revenue

**PROFESSIONAL EXPERIENCE**

Appraiser      1994 – present  
Duncan & Brown

Partner/Appraiser      1988 – 1994  
Duncan, Morgan & Brown

Partner/Appraiser      1985 – 1988  
Duncan, Morgan & Associates

Contract Appraiser      1980 – 1985  
Duncan, Cox & Associates

Contract Appraiser      1979 – 1980  
Marshall Cox & Associates

Real Property Officer      1977 – 1978  
Lane County Real Estate Division

Real Estate Appraiser      1974 – 1977  
Lane County Assessor's Office