

# RICHARD J. DUNCAN, MAI, SRA

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## *Qualifications*

### **PROFESSIONAL DESIGNATIONS**

SRA – Appraisal Institute	1991
MAI – Appraisal Institute, Certificate No. 7961	1988
Eugene Planning Commissioner	

### **FORMAL EDUCATION**

Graduate Study in Real Estate University of Oregon, Eugene, Oregon	1978
Master Degree Business Administration – Quantitative Methods University of Oregon, Eugene, Oregon	1975
Bachelor of Science Degree Business Administration – Marketing University of Nebraska at Lincoln	1973

### **APPRAISAL EDUCATION**

#### University Courses

Real Estate Principles and Practice  
Real Estate Economics  
Real Estate Investment Analysis  
Real Estate Appraising  
Real Estate Finance  
Property Taxation  
Land Use Planning

#### Appraisal Institute

Easement Valuation  
Standards of Professional Practice  
Wetlands Valuation  
Litigation and Court Preparation  
Developments in Income Property Valuation  
Argus Software Training  
Contemporary Issues of Appraisal Theory  
Management of an Appraisal Office  
Subdivision Analysis  
Limited Appraisals & Reporting Options  
Uniform Standards of Professional Appraisal Practices  
High-Tech Appraisal Office  
Internet and Appraising  
Litigation Skills for the Appraiser  
Automated Valuation Models  
Standards of Professional Appraisal Practice, Part B  
Special Purpose Properties-Greater Oregon Chapter  
Partial Interest Valuation

Appraisal Institute, cont'd

Standards of Professional Appraisal Practice – Part A  
Industrial Search Strategies for R.E. Appraisers  
Feasibility, Market Value, Investment Timing: Option Value  
Valuation of Detrimental Condition  
Standards of Professional Appraisal Practice – Part B  
Analyzing Operating Expenses  
Uniform Appraisal Standards for Federal Land Acquisitions  
Small Hotel/Motel Valuation  
Appraisal Scope of Work: Burden or Blessing  
Income Capitalization – Advanced  
Business Practices and Ethics  
ODOT R/W Training  
Appraisal Review-USPAP Standard 3

Appraiser Certification & Licensing Board

Administrative Rule Overview

American Institute of Real Estate Appraisers

Course 1A – Principles of Appraising  
Capitalization A&B  
Capitalization – Theory and Techniques  
Depreciation Analysis  
Highest and Best Use Analysis  
Case Studies in Real Estate Valuation  
Standards of Professional Practice  
Valuation Analysis and Report Writing  
Cash Equivalency  
Analyzing Cash Flows  
R/E Investment and Discounted Cash Flow Analysis  
Feasibility Analysis – Non-Residential Properties

Society of Real Estate Appraisers

Appraising Residential Condominiums  
Income Property Valuation – Course 201/202  
Contemporary Appraising of Income Property  
Investment Feasibility Analysis  
Appraisal Office Management

American Society of Farm Managers and Rural Appraisers

Fractional Interest Seminar  
Appraising Undivided Interests in Real Estate

Other Appraisal Courses

Private Appraisal Assignments  
Ad Valorem Tax Consultation

USGA Regional Green Section Conference

Golf Course Construction

Oregon Planning Institute

Urban Planning/Smart Growth-2003  
Annexation/Transportation Modeling/Econ. Dev.-2004  
Green Construction/Wetland/Transplan Model-2005  
Long Range Transportation Planning/Big Look-2006  
Planning Full Spectrum-2007

**EXPERT WITNESS**

Lane County Circuit Court  
Federal Bankruptcy Court  
Lane County District Court  
Klamath County District Court  
Deschutes County District Court

**LICENSE**

Certified General Appraiser – State of Oregon                      Certificate No. C000106

**PROFESSIONAL EXPERIENCE**

Partner/Appraiser Duncan & Brown Real Estate Analysts	1994 to present
Partner/Appraiser Duncan, Morgan & Brown	1988 – 1994
Partner/Appraiser/Broker Duncan, Morgan & Associates	1985 – 1988
Partner/Broker Duncan, Cox & Associates	1980 – 1985

**BUSINESS AFFILIATIONS**

Board of Realtors	Eugene, Oregon
Home Builders Association	Eugene, Oregon
Rotary International	Eugene, Oregon