

THOMAS S. MORGAN

Qualifications

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
Valuation of Conservation Easements

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 Duncan & Brown	1994 – present
Partner/Appraiser Duncan, Morgan & Brown	1988 – 1994
Partner/Appraiser Duncan, Morgan & Associates	1985 – 1988
Contract Appraiser Duncan, Cox & Associates	1980 – 1985
Contract Appraiser Marshall Cox & Associates	1979 – 1980
Real Property Officer Lane County Real Estate Division	1977 – 1978
Real Estate Appraiser Lane County Assessor's Office	1974 – 1977