

VERMONT AGENCY OF TRANSPORTATION
LIST OF PREQUALIFIED CONSULTANT APPRAISERS

The State of Vermont Agency of Transportation (abbreviated VTrans) hires only the real estate appraisers who are listed below. The Code of Federal Regulations Title 49 Part 24 Section 103(d) (abbreviated CFR 49 24.103(d)) requires VTrans to establish criteria for determining the minimum qualifications and competency of appraisers and review appraisers. These qualifications and criteria are described in the VTrans Right of Way Manual, which incorporates by reference State of Vermont, and Federal law and guidelines. When Federal funds are used, these prequalified appraisers must be the sole author(s) of appraisal reports that are submitted to VTrans.

Appraisers are classified here in a numeric-alpha system which describes their perceived ability and the property types that they are qualified to value for VTrans.

Class III appraisers may write the most complex appraisal reports, including before and after appraisal reports for transportation projects and conservation easements. They are capable of managing an appraisal staff.

Class II appraisers may complete complex appraisal assignments, including before and after appraisal reports for transportation projects and conservation easements.

Class I appraisers may complete appraisal assignments for uncomplicated partial or total acquisitions. They are not approved to prepare before and after appraisal reports for any purpose.

Within the numeric classification system, appraisers are approved to complete appraisal assignments for these types of real property:

A: Agricultural C: Commercial I: Industrial
R: Residential SP: Special Purpose

Applicants for the VTrans list of prequalified appraisers should contact:
State of Vermont Agency of Transportation
Project Delivery Bureau/Right of Way
ROW Appraisal Chief
One National Life Drive
Montpelier, VT 05633-5001

ROW Section: 802-828-2571

<u>NAME</u>	<u>ADDRESS & TELEPHONE NUMBER</u>	<u>CLASS (III)</u>
Stephen D. Allen, MAI	Allen & Brooks , Inc. 1233 Shelburne Road, Suite C-4 South Burlington, Vermont 05403 802-863-6693 x106 802-660-3166 FAX sallen@allenbrooks.com	All Categories Also Review Work
Daniel J. Berna	P.O. Box 94 Newbury, Vermont 05051 802-866-5623 603-719-9187 FAX danberna@gmail.com	A, R, SP (Specialty Conservation Easements)

<u>NAME</u>	<u>ADDRESS & TELEPHONE NUMBER</u>	<u>CLASS.(III)</u>
Davis J. Cable, MAI	1200 Belgrave Place Charlotte, North Carolina (NC) 28203 dcable@carolina.rr.com (preferred) dave@catawbalands.org Cell phone (preferred): 704-577-2004 704-342-3340 FAX	All Categories Also Review Work
John M. Crafts, MAI	Crafts Appraisal Associates 4 Bell Hill Road Bedford, New Hampshire 03110-5428 603-472-2444 Ext. 21 603-472-9856 FAX jcrafts@craftsappraisal.com	All Categories
Kurt J. Kaffenberger, MAI	O'Brien & Kaffenberger, Inc. 26 West Allen Street Winooski, Vermont 05404 802-658-1053 x5 802-658-2515 FAX kurt@vtappraisers.com	All Categories Also Review Work
Michael F. Keller, MAI	Michael F. Keller, MAI Keller & Associates 192 Crescent Road Burlington, Vermont 05401 802-861-4600 802-861-2411 FAX mkeller@mkellerassociates.com	All Categories Also Review Work
Lawrence R. Martin, MAI	Martin Appraisal Service PO Box 791 Montpelier, Vermont 05601 802-229-4807 802-223-0036 FAX larry@mas-vt.com	C, I, SP
Peter I. Nault	McManus & Nault Appraisal Company, Inc. 722 Route 3A, Suite 6 Bow, New Hampshire 03304 603-230-9788 * preferred 603-856-7829 FAX paternault@comcast.net	All Categories Also Review Work

<u>NAME</u>	<u>ADDRESS & TELEPHONE NUMBER</u>	<u>CLASS (III)</u>
Michael R. O'Brien, MAI	O'Brien, & Kaffenberger, Inc. 26 West Allen Street Winooski, Vermont 05404 802-658-1053 x4 *preferred 802-658-2515 FAX mike@vtappraisers.com	All Categories Also Review Work
George F. Silver, MAI	George Silver & Associates 301 College Street Burlington, Vermont 05401 802-658-0460 802-658-0461 FAX gsilver@together.net	All Categories

<u>NAME</u>	<u>ADDRESS & TELEPHONE NUMBER</u>	<u>CLASS (II)</u>
Thomas W. Armstrong, MAI	Armstrong Appraisal & Consulting 854 RTE 3 P.O. Box 308 Holderness, New Hampshire 03245 603-968-2233 603-968-2277 FAX armstrongvaluation@gmail.com	R
Mark W. Brooks, MAI	Allen & Brooks, Inc. 1233 Shelburne Road, Suite C-4 South Burlington, Vermont 05403 802-863-6693 x105 802-660-3166 FAX mbrooks@allenbrooks.com	All Categories
Justus J. DeVries, Jr.	726 Mountain Road Bristol, Vermont 05443 802-388-9040 802-388-0950 FAX jjdinc@together.net	All Categories
Edward J. Friihauf, MAI, PhD.	12 Sabin Street Montpelier, Vermont 05602 Business phone: 802-223-9119 802-223-9128 FAX ed@friihauf.com www.friihauf.com	All Categories

<u>NAME</u>	<u>ADDRESS & TELEPHONE NUMBER</u>	<u>CLASS (ID)</u>
Richard R. Larson	Larson Appraisal Company 69 South Street Wells, Vermont 05774 802-645-0865 Larsonrr@myfairpoint.net	A, R
John Bradley Minor	O'Grady & Minor Appraisal Services, Inc. 1 Kennedy Drive, Suite U8 South Burlington, Vermont 05403 802-734-0454 (cell) 802-864-4580 brad@ogradymenor.com	C, I, R, SP
Richard P. Navin	Navin O'Grady Appraisal Service 401 Patchen Road Unit #2 South Burlington, Vermont 05403 802 864-4580 862-1183 FAX dicknavin@C21jack.com	C, I, R

<u>NAME</u>	<u>ADDRESS & TELEPHONE NUMBER</u>	<u>CLASS (I)</u>
Thomas Fierro, MAI	Fierro Realty Services, Inc. P.O. Box 1644 Albany, New York 12201 518-312-2874 FAX 518-475-3097 fierrorealtyservices@gmail.com	A, R
Stephen C. Lagasse	Lagasse Appraisal P.O. Box 12 White River Junction, Vermont 05001-0012 Cell Phone: 802-295-6320 802-419-4975 FAX mail@lagasseappraisal.com	All Categories
Amy McClellan	Milne-Allen Appraisal Co 120 Lafayette Road Sugar Hill, NH 03586 802-274-0202 (business cell) 802-284-0829 (fax) milneallen@gmail.com	R, Large Land Parcels

Sean Sargeant, SRA

Sargeant Appraisal Service
8 Sonia Drive
Rutland, VT 05701
802-775-5916 *preferred
802-233-4083 (cell phone)
FAX 802-775-5926
sean@sargeantappraisal.com

C, I, R, SP

The following are prequalified as Special appraisers. They may complete reports and analyses of specialized subject matters such as oil storage facilities.

Enterprise Appraisal Company
489 Devon Park Drive
Wayne, Pennsylvania 19087-1877
610-687-5855
800-767-5855 610-971-0760 FAX

Oil Storage Facility