

List of Approved Consultant Appraisers

The State of Vermont Agency of Transportation (abbreviated VTrans) hires only the pre-qualified consultant real estate appraisers who are contained within the pages to follow. 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 the 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.*** No person other than the sole author of the appraisal report may provide professional assistance without prior written approval from the VTrans ROW Appraisal Chief.

Prior to a prequalified appraiser accepting an assignment, it is required that the appraiser discuss the scope of work with the VTrans Right of Way Appraisal Chief. This will save all parties time and resources.

Appraisers interested in being on the list should contact the Right of Way Appraisal Chief.

State of Vermont Agency of Transportation
Rosa Benoir, ROW Appraisal Chief
Project Delivery Bureau/Right of Way
219 North Main Street
Barre, VT 05641
Rosa.benoir@vermont.gov

A copy of the VTrans ROW Manual is at this link:

<https://vtrans.vermont.gov/sites/aot/files/highway/documents/rightofway/VTrans%20ROW%20Manual%202019.pdf>

Appraisers are approved to complete appraisal assignments for these types of real property: Commercial, Industrial, Residential, Vacant Land, and Special Purpose. They are listed within the following pages as “Subject Competency”.

Prequalified Appraiser	Contact Information	Subject Competency
Lucas K. Martin, MAI Lawrence K. Martin, MAI	Martin Appraisal Services, Inc. PO Box 791 Montpelier, VT 05601-0791 Phone: (802)229-4807 Email: Luke@mas-vt.com	Commercial Industrial Special Purpose Large Land Parcels
Michael R. O'Brien, MAI	O'Brien & Kaffenberger, Inc. 26 W. Allen St. Winooski, VT 05404 Phone: (802)658-1053 x 4 Email: mike@vtappraisers.com	All categories Also Review Work
Kurt J. Kaffenberger, MAI	O'Brien & Kaffenberger, Inc. 26 W. Allen St. Winooski, VT 05404 Phone: (802)658-1053 x 5 Email: kurt@vtappraisers.com	All categories Also Review Work
Thomas P. O'Brien	O'Brien & Kaffenberger, Inc. 26 W. Allen St. Winooski, VT 05404 Phone: (802)658-1053 x 3 Email: tom@vtappraisers.com	Commercial Industrial Residential
Peter I. Nault	McManus & Nault Appraisal Company, Inc. 1496 Route 3A, Suite 6 Bow, NH 03304 Phone: (603)230-9788 Email: peternault@comcast.net	All categories Also Review Work
Kevin A. McManus	McManus & Nault Appraisal Company, Inc. 1496 Route 3A, Suite 6 Bow, NH 03304 Phone: (603)230-9788 Email: kevinamcmanus@comcast.net	All categories Also Review Work
Michael F. Keller, MAI	Keller & Associates, Inc. 192 Crescent Rd. Burlington, VT 05401 Phone: (802)861-4600 x 2 Email: mike@mikekellerassociates.com	All Categories

Prequalified Appraiser	Contact Information	Subject Competency
John B. Minor, MAI	Allen, Brooks and Minor, Inc. 1233 Shelburne Rd., Suite C4 South Burlington, VT 05403 Phone: (802)863-6693 x 107 Email: bminor@allenbrooks.com	Commercial Industrial Residential Special Purpose