

List of Prequalified Consultant Appraisers

The State of Vermont Agency of Transportation (abbreviated VTrans) hires only the prequalified 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 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 persons 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.

Applicants to this list should consult 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, Agricultural and Special Purpose. They are listed within the following pages as “Subject Competency”.

Prequalified Appraiser	Contact Information	Subject Competency
Lawrence K. Martin, MAI	Martin Appraisal Services, Inc. PO Box 791 Montpelier, VT 05601-0791 Phone: (802)229-4807 Email: Larry@mas-vt.com	Commercial Industrial Special Purpose
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
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 Also Review Work
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
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

Prequalified Appraiser	Contact Information	Subject Competency
Sean Sargeant, SRA	Sargeant Appraisal Service 8 Sonia Dr. Rutland, VT 05701 Phone: (802)775-5916 Email: sean@sargeantappraisal.com	Commercial Industrial Residential Special Purpose
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
Daniel J. Berna	PO Box 94 Newbury, VT 05051 Phone: (802)866-5623 Fax: (603-719-9187 Email: danberna@gmail.com	Agricultural Residential Special Purpose (Conservation Easements)
Justus J. DeVries, Jr.	762 Mountain Rd. Bristol, VT 05443 Phone: (802)388-9040 Email: jjdinc@together.net	All categories