

JAMES HOULE & ASSOCIATES
198 Union Street
Portsmouth, Rhode Island 02871

Voice: 401- 662-1543

Email: houleappr@gmail.com

Web: www.houleappr.com

QUALIFICATIONS OF APPRAISER

JAMES A. HOULE

LICENSING:

Rhode Island Appraisal Certification: #CGA.0A00769

Massachusetts Appraisal Certification: #1000015

Rhode Island Real Estate Broker: # REB.0009805

BUSINESS EXPERIENCE:

James Houle & Associates, Portsmouth, RI	1981- Present
Real Estate Appraisal, Consulting & Brokerage Services	
Deputy Tax Assessor, City of Newport, RI	1990- 1998
Appraisal and Mass Assessment Services	
Gold Star Group, Middletown, RI	1988-1989
Real Estate Education and Franchise Development	
Atlantic Properties, Middletown, RI	1985-1988
Principal Broker	
L.H. Houle Realty, Stafford Springs, Conn.	1975-1983
Consulting Broker	
Better Homes Realty, Middletown, RI	1978-1981
Principal Broker	
Heritage Realty, Newport, RI	1975-1978
Associate Broker	
Kennan Associates, Cumberland, RI	1973-1975
Associate Broker	

PROFESSIONAL QUALIFICATIONS AND RELATED BOARDS:

ACTIVE:

Licensed Real Estate Broker, Rhode Island

Certified Real Estate Appraiser, Rhode Island

Certified Real Estate Appraiser, Massachusetts

Approved by State of Rhode Island, Office of Municipal Affairs, to perform city- wide mass appraisals and revaluations, as required by Rhode Island law

Board of Realtors, (Officer of Newport County Board, 1975)

RELATED EDUCATION:

BA, Clark University, Worcester, Mass. 1973

Society of Real Estate Appraisers, course #101 Introduction to Appraisal
Society of Real Estate Appraisers, course #102 Small Income Property Appraisal
R.I. Tax Assessor's Administrative Course
Graduate Realtor Institute, Board of Realtors
Uniform Standards of Professional Practice, University of Rhode Island
Income Approach to Property Valuation, University of Rhode Island
Practical Application of Income Approach to Value, University of Rhode Island

Seminars:

Impact of Environmental Issues in Appraisals, RI Board of Realtors
Rhode Island Tax Law, NLI Institute
Performing an In House Revaluation, International Order of Assessing Officers
Lead Issues in Real Estate, RI Board of Realtors
Tax Issues in Real Estate, RI Board of Realtors
Appraiser as Expert Witness, RI Board of Realtors
Appraising FHA Today, McKissock
Report Writing, MBREA
Oddball Properties, McKissock
Environmental Issues for Appraisers, McKissock
The Cost Approach, McKissock
History of Zoning, Appraisal Institute
Appraisal of Fast Food Facilities, McKissock
Appraisal of Land Subject to Ground Leases, McKissock
Appraisal of Owner Occupied Commercial Facilities, McKissock

Seminars as Approved Instructor:

Real Estate Tax Assessment: How to Judge its Equity
Real Estate Financing: Conventional and Creative

APPRAISAL EXPERIENCE:

Active since 1976, performing appraisals of single family through multi-family housing, commercial/ industrial properties and vacant land.

Experience in appraising impacted/ contaminated properties

Experience in appraising specialty/ partial interests

Experience in appraising water related utilities

Accepted as expert in Rhode Island Family Court

Accepted as expert in Rhode Island Superior Court

Accepted as expert in Rhode Island Bankruptcy Court

Accepted as expert before Massachusetts State Appellant Tax Appeal Board

Accepted as expert before several Rhode Island community Boards of Tax Appeals

Accepted as expert before several Rhode Island Zoning Boards of Appeal

Accepted as expert before several Rhode Island Planning Boards

Testimony before several Rhode Island City and Town Councils

SIGNIFICANT CLIENTS

Ford Motor Company

NYNEX (Bell Atlantic)

National Grid

Stone Bridge Water District, Tiverton, RI

Church Community Housing Corporation, Newport, RI

City of New Shoreham, Rhode Island, Assessor's Office

City of Swampscott, Massachusetts, Assessor's Office

City of Newport, Rhode Island, Assessor's Office

City of Newport, Rhode Island Planning Office

City of Newport, Rhode Island, Public Utilities Department

Twin River Gaming Facility, Lincoln, RI

Appraisal Resource, East Greenwich, RI