

# Bruce F. Akins

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## PROFESSIONAL ADVANCEMENT

- NY State Certified General Appraiser #46-000051446
- NYS Consultant Appraiser – New York State
- Certificate of Completion – Yellow Book – Uniform Appraisal Standards for Federal Land Acquisitions – ASFMRA (2018)
- Basic Appraisal Principles
- Basic Appraisal Procedures
- 2010-2011 National USPAP Course: 15-Hour
- Using the HP-12C Calculator
- General Appraiser Sales Comparison Approach
- Statistics, Modeling, and Finance
- General Appraiser Sales Comparison Approach
- Fair Housing, Fair Lending and Environmental Issues
- General Market Analysis and Highest and Best Use
- General Appraiser Income Approach Part I
- General Appraiser Income Approach Part II
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Report Writing and Case Studies
- Uniform Appraisal Standards for Federal Land Acquisitions Yellow Book Course

## EDUCATION

- Rochester Institute of Technology (RIT), Rochester, NY - B.S. in Accounting
- LeMoyne College, Syracuse, NY - A.S. in Accounting

## EXPERIENCE

- Appraisal experience in numerous types of real property including marinas, restaurants, apartment complexes, student housing, warehouses, office buildings, convenience stores, car washes, retail properties, shopping centers, auto service facilities, manufacturing plants, hotels, motels, inns, vineyards and wineries, agricultural land, industrial land, commercial land, institutional properties, youth camps, rural woodlands, residential subdivisions, and single-family homes. Eminent domain appraisals completed in Onondaga, Oswego, and Cayuga Counties. Corridor valuations completed for pipeline, rail, and power line corridors. Conservation easement appraisals completed in Livingston, Wayne, Seneca, Cayuga, Yates, Oswego, Oneida, Warren, and Albany Counties.

## EMPLOYMENT HISTORY

- CNY Pomeroy Appraisers, Inc. - 2016 to Present
- Pomeroy Appraisal Associates, Inc. - 2010 to 2015
- Controller at Johnston RV Country - 2004 to 2010

## APPRAISALS AND/OR REAL ESTATE CONSULTING WORK PERFORMED FOR

KeyBank, N.A.; M&T Bank; Solvay Bank; Berkshire Bank; NBT Bank, N.A.; The Lyons National Bank; Five Star Bank; Pathfinder Bank; Community Bank, N.A.; Chemung Canal Trust Company; Tompkins Trust, AmeriCU Credit Union, Governmental Agencies; municipalities, attorneys, developers and individuals.