

# Susan D. Baldwin, MAI, AI-GRS

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## PROFESSIONAL ADVANCEMENT

- State Certified General Real Estate Appraiser #46-3166
- Member - Appraisal Institute #9637
- New York State DOT Approved Appraiser

## EDUCATION/SEMINARS

- Graduated 1985 - State University College at Cortland with B.A. degree in Economics
- Completed courses by the American Institute of Banking
- Completed various courses and seminars by the Appraisal Institute

## EXPERIENCE

- Appraisal experience in numerous types of real property including golf courses, restaurants, apartment complexes, warehouses, offices, retail properties, auto service facilities, manufacturing plants, hotels, motels, inns, and single-family homes.
- Expert witness in New York State Supreme Court
- Expert witness for arbitration
- Litigation Valuation Overview

## EMPLOYMENT HISTORY

- CNY Pomeroy Appraisers, Inc. - 2016 to Present
- Armory Square Valuation Services, Inc. - 2007 to 2015
- Summit Associates - 1997 to 2007
- The Peatfield Company, Ltd. of Syracuse, NY - 1988 to 1997
- National Bank and Trust Company of Norwich, NY - 1986 to 1988

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

KeyBank, N.A.; M&T Bank; Solvay Bank; Fulton Savings Bank; Berkshire Bank; NBT Bank, N.A.; The Lyons National Bank; Five Star Bank; Pathfinder Bank; Generation Bank; Adirondack Bank; Upstate Bank; Citizens Bank; Community Bank, N.A.; Chemung Canal Trust Company; Seneca Federal Savings and Loan Association; Governmental Agencies; municipalities, attorneys, developers and individuals.

## COMMUNITY ACTIVITIES

- Served on the Town of Cazenovia Board of Assessment review since 1997.
- Member of the Youth Soccer Board and Coach for over 20 years.
- Member of the Youth Lacrosse Board and Coach for 5 years.
- Raised money and Chaired "Light Up Fenner", which built permanent lights on Cazenovia Central School's athletic fields.
- Served as President of the Upstate Chapter of the Appraisal Institute and held various chair positions as well as a Board of Director for over 20 years.
- Currently serving as a Board Member of the East Area YMCA.

UNIQUE ID NUMBER

46000003166

State of New York  
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY

Control  
No.

101170

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE

MO.	DAY	YR.
09	12	17

EXPIRATION DATE

MO.	DAY	YR.
09	11	19

BALDWIN SUSAN D  
C/O CNY APPRAISERS  
LIBERTY SQUARE STE 200  
100 E SENECA ST  
MANILUS, NY 13104

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. GENERAL APPRAISER

In Witness Whereof, The Department of State has caused  
its official seal to be hereunto affixed

ROSSANA ROSADO  
SECRETARY OF STATE