

William H. Benedict

PROFESSIONAL ADVANCEMENT

Currently working on New York State Certified General Real Estate License

- NYS Real Estate Appraiser Assistant #48-000046541.
- General Market Analysis and Highest and Best Use.
- Statistics, Modeling, and Finance.
- General Appraiser Sales Comparison Approach.
- General Appraiser Site Valuation and Cost Approach.
- Fair Housing, Fair Lending and Environmental Issues.
- Using the HP-12C Calculator.
- Basic Appraisal Principles.
- Basic Appraisal Procedures.
- Basic Income Capitalization.
- General Applications.
- Advanced Applications.
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets.
- Appraising Historic Preservation Easements.
- Introduction to Green Buildings.
- Case Studies in Appraising Green Residential Buildings.
- Residential and Commercial Valuation of Solar.
- General Appraiser Income Approach.
- General Appraiser Report Writing and Case Studies.

EDUCATION

- Graduated 1989 – University of Buffalo with B.S.

EXPERIENCE

- Appraisal experience in numerous types of real property including agricultural land and farms, auto service facilities, bed and breakfasts, camps, corridors, conservation easements, eminent domain, green energy, horse (equestrian) farms, industrial land and buildings, industrial parks, manufacturing plants, mixed-use buildings, multi-family homes, office buildings, organic dairy and crop farms, pipelines, powerlines, restaurants, retail properties, rural properties, single-family homes, stigma analyses, student housing, subdivisions, service garages, timber land, warehouses, and waterfront properties.

EMPLOYMENT HISTORY

- CNY Pomeroy Appraisers, Inc. - 2016 to Present
- Pomeroy Appraisal Associates, Inc. - 2013 to 2015
- Advanced Appraisals, Inc. - 2006 to 2013
- Residential Design Build Services – 1989 to 2006

APPRAISALS AND/OR REAL ESTATE CONSULTING WORK PERFORMED FOR

M&T Bank; NBT Bank, N.A.; Federal and State Agencies, including the U.S. Army, DEC, Office of General Services, and Department of Agriculture and Markets; Land Trusts, including Tug Hill Tomorrow Land Trust and Saratoga Plan; municipalities, attorneys, developers and individuals.

ACTIVITIES AND AFFILIATIONS

- Canadarago Snowtoppers, Inc. - Secretary