

**FRANCIS R. MONTELLO, JR., MAI/SRA/CMA  
STATE OF MAINE CERTIFIED GENERAL APPRAISER #19  
LICENSE EXPIRATION DATE - 12/31/2010**

Frank R. Montello, MAI has been an active real estate appraiser since 1981. During the past 20 years he has earned the reputation as a knowledgeable and versatile real estate professional. Frank has been a member of the Appraisal Institute since 1984. He earned his SRA in 1987, followed by a SRPA in 1990 and an MAI designation in 1994. Frank is also a Certified Maine Assessor and a Certified General Appraiser licenced in both Maine and New Hampshire. He is a former President of the Maine Chapter of the Appraisal Institute. Through the Institute and other professional associations he has developed a depth of skills, experience, and expertise in the valuation of both residential and commercial real estate.

Mr. Montello is an accomplished instructor and has taught appraisal courses for the Appraisal Institute, The Society of Real Estate Appraisers, the University of Southern Maine (CREE) the Maine Bureau of Taxation and the American Banking Association. He has qualified as an expert witness in Maine's District and Superior Courts, The Federal Bankruptcy Court (Boston) and the State of Maine Board of Assessment Review. He presently authors a monthly real estate column for the Portland Press Herald.

**EXPERIENCE**

|                                |   |
|--------------------------------|---|
| 1986 to Present                | Maineland Consultants, Portland, Maine<br>Senior Staff Appraiser/Principal<br>Assignments include: Office, Retail, Industrial, Residential and Special Purpose Properties |
| January 1983 to September 1986 | Solari Services Co. - Independent Fee Appraiser<br>Office Manager   |
| 1979 to 1983                   | Thaddeus Thorne Surveying, Inc., Conway, NH<br>Land surveyor, licensed sewage disposal designer and independent fee appraiser   |

**EDUCATION**

B.A., Local and Regional Planning  
Plymouth State College  
Plymouth, New Hampshire

Dual Major Associate Degree  
Land Planning and Land Surveying  
New Hampshire Vocational Technical College  
Berlin, New Hampshire

**APPRAISAL COURSES AND SEMINARS**

Course 101 - Introduction to Appraising Real Estate  
Course 102 - Applied Residential Property Valuation  
Course 201 - Appraising Income Property  
Course 202 - Applied Income Property Valuation  
Seminar - Financial Calculations

## **APPRAISAL COURSES AND SEMINARS (Cont.)**

Seminar - Appraisers' Liability  
Seminar - Professional Practice  
Seminar - Measuring Economic Obsolescence  
Seminar- Appraising Special Purpose Properties  
Seminar- Condemnation Appraising  
Seminar- Appraising Non Conforming Properties  
Seminar - Appraisal Litigation  
Marshall & Swift Residential & Commercial Cost Seminars  
The Basic Use & Understanding of the Marshall Valuation Service: Segregated Method  
The Basic Use & Understanding of the Marshall Valuation Service: Calculator Method  
Numerous Seminars on the URAR Form  
Home Inspections & Structural Systems  
Appraising From Blueprints and Specifications  
Evaluating Commercial Construction  
Appraising Convenience Stores  
Real Estate Finance Statistics and Valuation Modeling  
Business Practices and Ethics  
Subdivision Valuation  
Appraisal Consulting: A Solutions Approach for Professionals

## **PROFESSIONAL AFFILIATIONS**

1991                      Former President, State of Maine Chapter  
                                 Appraisal Institute

1989-1993              Advisory Board Member  
                                 Center for Real Estate Education and  
                                 Research, U.S.M.

## **PROFESSIONAL QUALIFICATIONS**

Member of the Appraisal Institute M.A.I. #9643  
Senior Residential Appraiser - S.R.A.  
Society of Real Estate Appraisers

State of Maine  
General Certified Appraiser #CG00000019

State of New Hampshire  
General Certified Appraiser #CG00000312

Environmental Assessment Consultant (EAC), a professional designation of the National Society of Environmental Consultants, Member 1995

Certified Maine Assessor - C.M.A.

## **INSTRUCTOR**

I have taught the following appraisal courses for the Society of Real Estate Appraisers: 101, 102 and 310

I have taught the following appraisal courses for the Appraisal Institute: 110, 120, 210 and 310

I have developed and taught numerous courses and seminars involving the principals and procedures of real estate valuation to include USPAP and specific application(s) of the market, income and cost approaches to value.

## **PARTIAL LIST OF CLIENTS SERVED**

|                                 |  |
|---------------------------------|--|
| <i>Lending<br/>Institutions</i> | BankBoston, Key Bank, Maine Bank & Trust, Gorham Savings Bank, Maine Credit Holdings, Norway Savings Bank, TD Banknorth, N.A., Bank of America   |
| <i>Attorneys</i>                | Ainsworth & Thelin, Thomas J. Peterson, Cloutier, Cloutier, Connolly & Barrett<br>Verrill & Dana, Jensen, Baird, Gardner & Henry   |
| <i>Relocation<br/>Companies</i> | Home Equity, Merrill Lynch, Prudential Relocation, Valuation Administrators, Better Homes & Gardens  |
| <i>Credit Unions</i>            | Medical Services Credit Union, University Credit Union, Portland Regional Federal Credit Union   |
| <i>Expert Witness</i>           | I have testified as an expert witness on appraisal matters in the following courts:<br><br>U.S. Bankruptcy Court<br>Boston, MA<br><br>Middlesex County Superior Court<br>Concord, MA<br><br>Cumberland County Superior/District Court<br>Portland, ME<br><br>State Of Maine Board of Assessment Review |



# State of Maine

DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION  
BOARD OF REAL ESTATE APPRAISERS

License # **CG19**

Be it known that: **FRANCIS ROSARIO MONTELLO**  
**has qualified** as required by Title 032 MRSA Chapter 000123 and is  
licensed as an  
**CERTIFIED GENERAL APPRAISER**

**ISSUE DATE**  
Jan 01, 2009

*Anne L. Head*

**EXPIRATION DATE**  
Dec 31, 2010

—Director, Office of Licensing & Registration  
Authorizing signature

**ME 528398**