

QUALIFICATIONS OF

Sean P. Ruane

Professional License

Real Estate Appraisal
Florida State-Certified General Appraiser - RZ2867

Professional Experience

Appraisal Consultant, Diskin Property Research – March 2003- Present
Property Manager, Community Housing Partners – August 2001-February 2003
Property Manager, RE/MAX – May 2001-July 2001

Education

Bachelor of Science in Real Estate, Florida State University – May 2001

Appraisal Institute Course– Quantitative Analysis – September 2014
Appraisal Institute Course– 510-Advanced Income Capitalization – August 2010
Appraisal Institute Course– 540-Report Writing and Valuation Analysis – October 2008
Appraisal Institute Course – 530-Advanced Sales Comparison and Cost Approaches – November 2006
Appraisal Institute Course - 520-Highest & Best Use and Market Analysis – September 2004
Appraisal Institute Course - Florida Core Law-2004 – November 2004
Appraisal Institute Course – 410 15-Hour National USPAP Course – March 2005

Significant Appraisal/Consulting Experience

October 2014 – Present – Assist with creation of a market rent study for a proposed high-end condominium project near the Florida State University.

April 2014 – Present – Appraise ten vacant and improved industrial parcels for the City of Tallahassee as part of a stormwater drain project.

January 2014 – Present – Assisted in a five-county assignment for Florida Southeast Connection. The project involves natural gas pipeline routing and the subsequent taking of easements.

July 2013-January 2014 – Assisted Duke Energy in the valuation of Citrus County real estate holdings as part of a property tax appeal.

December 2012 – Provided valuation services of contaminated sites in Pinellas County, Florida for the United States Department of Energy.

October 2010-2012 – Assisting in the valuation of 60 parcels in Miami-Dade County, Florida for a Florida Gas Transmission Company natural-gas pipeline project.

July 2010-2012 – Assisting in the valuation of 25 parcels in Alachua County, Florida, for a Florida Gas Transmission Company natural-gas pipeline project.

January 2008-2012 – Assisting in the valuation of 1,200 parcels in Escambia, Okaloosa, Santa Rosa, Walton, Washington, Bay, Jackson, Liberty, Gadsden, Leon, Jefferson, Madison, Taylor, and Lafayette Counties for the proposed Phase VIII Expansion Project by Florida Gas Transmission Company.

November 2006 – Assisted in the valuation of 124 parcels in Clay County for the proposed East Leg Expansion Project by Florida Gas Transmission Company.

January 2006 – Assisted in the valuation of 36 parcels in Hernando County for the proposed Phase VII Expansion by Florida Gas Transmission Company.

November 2005 – Assisted in the valuation of 39 parcels in Gilchrist and Levy Counties for the proposed Phase VII Expansion by Florida Gas Transmission Company.

July 2005 – Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

September 2004 – February 2005 – Provided significant research assistance in a property tax challenge case involving Maine Yankee Nuclear Power Plant in Wiscasset, Maine.

March 2003 – Present: Involved with consulting and/or appraising various parcels affected by eminent domain proceedings both for condemning authorities and private property owners.

Additional Property Types

Vacant Commercial Land
Retail Strip Centers
Vacant Residential Land/Subdivisions
Office Buildings
Gas Stations
Multi-family land

Free-Standing Retail Buildings
Single-Family Residences
Church Facility
Restaurants
Industrial Buildings