

## **Michael J. O'Hara, MAI, MRA**

**EMPLOYMENT:** O'HARA-BUTHRAY ASSOCIATES, INC.  
Partner  
Worcester, Massachusetts  
September 1995 to date  
*Actively involved in appraising, consulting and in reviewing appraisal reports*

PATRICK MCMAHON ASSOCIATES, INC.  
Associate  
Worcester, Massachusetts  
March 29, 1987 to August, 1995  
*Real Estate Appraiser*

**EDUCATION:** ASSUMPTION COLLEGE  
Worcester, Massachusetts  
*Bachelor's in Science; Economics*

### APPRAISAL INSTITUTE

- Professional's Guide to the Fannie Mae 2-4 Unit Form 1025, 02/09
- Real Estate Operations, 11/08
- Forecasting Revenue, 11/08
- Apartment Appraisal, Concepts and Applications, 10/08
- Basic Appraisal Principles, 2/09
- Business Practices and Ethics, 10/08
- Eminent Domain and Condemnation, 11/05
- Analyzing Operating Expenses, 11/05
- National USPAP Update Course, 9/04
- Standards of Professional Practice, Part C, 9/99
- Standards of Professional Practice, Part B, 3/95
- Standards of Professional Practice, Part A, 3/95
- The Appraiser's Complete Review, 7/93
- Report Writing & Valuation, 9/91
- Case Studies in Real Estate Valuation, 5/91
- Capitalization Theory & Techniques, Part B, 10/90
- Capitalization Theory & Techniques, Part A, 5/90
- Basic Valuation Procedures, 6/89
- Standards of Professional Practice, 10/88
- Real Estate Appraisal Principles, 9/87

### SEMINARS

- 2014-2015 7-hour National USPAP Update Course, 12/13
- 2-4 Family Finesse, 12/13
- Business Practices and Ethics, 12/13
- Basic Appraisal Principles, 12/13
- Uniform Standards of Appraisal Practice 2012-2013 Update, 11/13

- Even Odder – More Oddball Appraisals, 11/13
- Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting, 11/13
- Mortgage Fraud – Protect Yourself, 11/13
- Uniform Standards of Appraisal Practice 2010/11 Update, 09/11
- Uniform Appraisal Dataset, 08/11
- Version 2006, 10/07
- USPAP Version 2005, 2/06
- The FHA and the Appraisal Process, 12/03
- Appraising 1-4 Family Properties, 12/03
- Standards of Professional Appraisal Practice, 5/02
- Appraising Income Properties, 2/01
- Advanced Income Property Appraising, 2/98
- Uniform Residential URAR Appraisal Report, 3/98
- The High-Tech Appraisal Office, 11/96
- Maximizing the Value of an Appraisal Practice, 8/95
- Due Diligence, Contaminated Properties and the Real Estate Appraiser, 1/95
- Understanding Limited Appraisals and Reporting Options, 10/94
- Argus Financial Software, 11/93
- Commercial Real Estate Appraisal Seminar, 7/90
- Cash Equivalency, 5/88
- Rates, Ratios and Reasonableness, 5/88

**PROFESSIONAL MEMBERSHIPS:**

Appraisal Institute, MAI #10,120  
Massachusetts Board of Real Estate Appraisers, MRA

**APPRAISAL EXPERIENCE:**

Appraisals and/or feasibility of diverse properties for government agencies, financial institutions, insurance companies, large industrial corporations, attorneys, developers, relocation agencies and individual clients.

**TYPES OF PROPERTIES APPRAISED:**

Residential, condominiums, multi-families, apartments, sub-divisions, commercial, industrial, shopping centers, office buildings, motels, golf courses, special purpose properties and unimproved land.

**EXPERT WITNESS:**

United States Federal Bankruptcy Court, Worcester County Superior Court, Appellate Tax Board

**PAST AREAS OF ASSIGNMENT:**

Massachusetts, Connecticut

**CERTIFICATION:**

Certified General Real Estate Appraiser  
Commonwealth of Massachusetts #932 to 11/17/2017

**RECERTIFICATION:**

As of this date, I have completed the requirements of the continuing education program of the Appraisal Institute.