

DON TRASK, MAI
RIGHT OF WAY APPRAISALS, LLC
P. O. BOX 2772, LAKELAND, FL 33806
(863) 308-8587
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Experience

Expert Witness: Certified by the State of Florida as State-certified General Appraiser RZ285 to appraise all types and sizes of real property. Approved by the Florida Department of Transportation and the Florida Department of Environmental Protection to appraise all classes of real property. Specialized in litigation valuation since 1984. Recognized by judges as an expert real estate appraisal witness in the courts of Florida.

Florida Counties: Appraisal services have been performed in counties with over 98 percent of Florida's population including the following: Alachua, Bay, Brevard, Broward, Charlotte, Citrus, Clay, Collier, Columbia, Dade, Desoto, Duval, Escambia, Flagler, Glades, Gulf, Hardee, Hendry, Hernando, Highlands, Hillsborough, Indian River, Lake, Lee, Leon, Levy, Madison, Manatee, Marion, Martin, Monroe, Nassau, Okaloosa, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Santa Rosa, Sarasota, Seminole, St. Johns, St. Lucie, Sumter, Suwanee, Volusia, and Walton.

Interests Appraised: Abutters Rights, Access Easement, Avigation Easement, Conservation Easement, Construction Easement, Dominant Estate, Drainage Easement, Fee Simple, Fractional, Leased Fee, Leasehold, Life Estate, Maintenance Easement, Overhead Easement, Parking Easement, Pipeline Easement, Power Line Easement, Preservation Easement, Right of Way Easement, Sandwich Lease, Servient Estate, Sidewalk Easement, Slope Easement, Sublease, Temporary Easement, Timeshare, and Underground Easement.

Valuation Studies Conducted: Access Impairment; Damage Mitigation; Development Standards; Economic Life; Expense Ratio; Expressway Frontage; Feasibility of Cure; Frontage Road; Functional and External Obsolescence; Gas Pipeline Easement; General Benefits; Grade Change; Grass Parking; Interim Use; Land Use; Landfill Frontage; Landlocked; Limited Access; Loss of Anchor Tenant, Drainage, Exposure, Landscape Buffer, Pump Island, Setback, Trade Sign, View and/or Visibility; Reservation Map; Market Adjustment; Market Conditions; Noise; Occupancy; Overall Depreciation; Overall Rate; Overpass Frontage; Parking Loss; Power Line Frontage; Probability of Rezoning; Residential Buffer; Retention Pond Frontage; Secondary Location; Severance Damage; Special Benefits; Uneconomic Remainder; and Vacancy Rate.

Properties Appraised: Agricultural Land, Amusement Park, Apartment, Auto Service & Sales, Auto Body Shop, Aviary, Bank, Barrier Island, Bar, Boat Service, Bowling Alley, Campground, Carwash, Church, Citrus Grove, Commercial Land, Condominium Association Property, Condominium, Conservation Land, Construction Depot, Contaminated Land, Convenience Store, Convenience Store with Gas, Day Care Center, Distribution Warehouse, Downtown, Drive-In Restaurant, Drive-Thru Retail, Environmentally Sensitive, Equipment Service, Estate, Explosives Manufacturing, Fabrication Shop, Family Restaurant, Fast Food Restaurant, Feed Store, Flea Market, Fruit Stand, Gasoline Pumper, Golf Course, Grocery Store, Gulf Front, Historical Building, Horse Farm, Hospital, Hotel, Improved Pasture, Industrial land, Lake Front, Light Industrial, Lumberyard, Manufactured Housing, Manufacturing Facilities, Marina, Medical Office, Mid-rise Office Building, Migrant Worker Housing, Mini Warehouse, Mixed-use, Mobile Home Park, Motel, Multi-Family Residence, Multi-Story Building, New and Used Car Dealership, Plant Nursery, Office Condominium, Office Park, Preservation Land, Professional Office, Phosphate Mines, Public Park, Race Track, Railroad Right of Way, Ranch Land, Residential Subdivision, Residential Land, Retail Warehouse, Riverfront, Rural, Recreational Vehicle Park, Salvage Yard, Self-serve Carwash, Service Station, Shopping Center, Single-Family Residence, Sod Farm, Retail Store, Strip Center, Submerged Land, Suburban, Truck Service & Sales, Used Merchandise, Vegetable Farm, and Veterinary Clinic.

Clients: Many properties have been appraised for cities, counties, and state government entities. Also, numerous other projects have been appraised for semi-public entities such as utility companies. In addition to appraising properties for county school boards, properties have been appraised for colleges and universities. Most private clients are individuals, partnerships, and small corporations, because this type of client owns most of the property being taken. Many appraisals have also been completed for takings from regional, national and/or franchise companies such as: Amoco, BP, Chevron, Citgo, Exxon, Gulf Oil, Hess, Mobil, Phillips 66, Shell, Standard Oil, 7-Eleven, Beverage Castle, Circle K, Handy Stores, RaceTrac, Speedway, Stop N Shop, Bank of America, Barnett Bank, First Union, Regions Bank, SunTrust Bank, Wachovia Bank, Applebees, Burger King, Checkers, Chilis, Dominoes, Hungry Howies, Kentucky Fried Chicken, Maryland Fried Chicken, McDonalds, Olive Garden, Pizza Hut, Taco Bell, Waffle House, Wendys, Whataburger, Albertsons, Kash 'n Karry, Food Lion, Publix, Winn Dixie, and U-Save.

Professional: Appointed to the Florida Real Estate Commission Education and Research Foundation Advisory Committee by Governor Lawton Chiles - 1997 Chairman; 1994 President of the International Right of Way Association (IRWA) Florida Chapter 26; 1992 Professional of the Year of IRWA Chapter 26; published author in Real Estate Today; former member of the Pinellas County Metropolitan Planning Organization's Citizens Advisory Committee; served on the former AIREA's Florida Chapter 2 Public Relations Committee; member of the IRWA's International Education Course Review Subcommittee; member of the IRWA's International Valuation Committee; certified Real Estate Instructor of the IRWA; awarded the MAI designation (Member number 10603) by the Appraisal Institute.

Affiliations: Appraisal Institute (MAI 10603), Florida Association of Realtors, and National Association of Realtors.

Education

Florida State University: Graduate (1980) with a Bachelor of Science degree from the College of Business with a major in Finance and an emphasis in Real Estate. REE4905 - Real Estate Feasibility; REE3200 - Real Estate Finance; REE3100 - Valuation of Real Property; REE3040 - Real Estate Principles.

Society of Real Estate Appraisers: Course 201 - Principles of Income Property Appraising; Course 102 - Applied Residential Property Valuation; Course 101 - Introduction to Appraising Real Property.

American Institute of Real Estate Appraisers (AIREA): Seminar - Easement Valuation; Course 2-2 - Report Writing and Valuation Analysis; Course 2-1 - Case Studies in Real Estate Valuation; Course SPP - Standards of Professional Practice; Course 4 - Litigation Valuation; Course 1BB - Capitalization Theory and Technique Part B; Course 1BA - Capitalization Theory and Technique Part A; Course 1A2 - Basic Valuation Procedures (exam); Course 1A1 - Real Estate Appraisal Principles (exam).

Marshall and Swift: Seminar - Computerized Cost Programs; Seminar - Commercial Segregated Cost Method; Seminar - Commercial Square Foot Valuation Method.

International Right of Way Association: Course 601 - Environmental Considerations; Course 407 - Valuation of Contaminated Properties; Course 401 - The Appraisal of Partial Acquisition; Course 205 - Bargaining Negotiations; Course 201 - Communications in Right of Way Acquisition; Course 101 - Principles of Real Estate Acquisition.

Appraisal Institute: Course SPP - Standards of Professional Practice; Market Analysis and the Site to Do Business; Real Estate Finance, Value, and Investment Performance; Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications; Seminar - Tree Trunk Formulas; Seminar - The Internet and Appraising; Seminar - Data Confirmation/Verification; Seminar - Special Purpose Properties: The Challenge of Real Estate Appraising in Limited Markets; Seminar - State of the Valuation Profession; Seminar - On-Line Internet Search Strategies for R.E. Appraisers; Seminar - On-Line Appraising from Blueprints and Specifications; Seminar - Demonstration Report Writing; Seminar - New Industrial Valuation; Seminar - Litigation Skills for the Appraiser; Seminar - Florida Condemnation Valuation & Appraiser Liability; Course 700 - Econometrics - The Journey Begins; Seminar - Appraisal Consulting; Symposium - Environmental & Property Damages: Stands, Due Diligences, Valuation & Strategy; Introduction to Valuing Commercial Green Buildings; Valuation of Green Residential Properties; Valuing High Performance Residential Properties; Seminar - Property Tax Assessments; Analyzing Distressed Real Estate; Residential Green Valuation: Tools for Valuing High Performance Properties; Discounted Cash Flow Model; Concepts, Issues, and Applications; Real Estate Finance, Statistics, and Valuation Modeling; Introduction to Green Buildings: Principles & Concepts; Case Studies in Appraising Green Residential Buildings; Critical Issues of Appraising; Analyzing Operating Expenses; Residential Market Analysis and Highest and Best Use; Review Theory - Residential; Business Practices and Ethics; Florida Law for Real Estate Appraisers; 7-Hour National USPAP Update Course; Residential and Commercial Valuation of Solar; Supervisory Appraiser/Trainee Appraiser Course; Practical Applications in Appraising Green Commercial Properties

The Appraisal Foundation: Seminar - USPAP Update; Seminar - Instructors Training.

Real Estate Education Specialists: Seminar - Appraising the Appraisal; Seminar - USPAP Update; Seminar - Case Studies in Uniform Standards.

Teaching

International Right of Way Association: Course 401 - The Appraisal of Partial Acquisitions.

International Right of Way Association: Course 407 - The Valuation of Contaminated Properties.