



Property
Appraisal
Services, Inc.

*Real Estate Appraisers & Consultants
Since 1987*



Property Appraisal Services, Inc. is a professional firm whose primary objective is to address questions of valuation in the various sectors of the Real Estate Market. Its members have a broad range of experience in residential and commercial appraisal, property accounting, investment and development analysis, and real estate financial planning.

Each member of our staff is well versed in a variety of real estate related disciplines and each has extensive computer and analytical skills. The background and experience of our firm encompasses over fifty years in the market with appraisal credentials held by the currently certified senior personnel from the Appraisal Institute as well as the Appraisal Certification and Licensing Commissions of five States.

We are a full service appraisal firm, located in The Bronx, that has been in practice since 1987. The majority of our assignments are concentrated throughout the Tri-State area.



Our State Certified Appraisers are thoroughly familiar with the Metropolitan Area market. All of our appraisers (including sub-contractors) are covered under a blanket Professional Liability policy; coverage amount \$2,000,000.

In addition, we carry Disability Insurance, Workman's Compensation, Unemployment Insurance, and General Liability insurance. Our principals are licensed and certified in New York, New Jersey, and Connecticut, as well as other eastern States. We have the ability to perform nationwide assignments as well.



Appraisal assignments range from single family homes to 1,000 unit apartment buildings, from taxpayers to shopping centers, from garages to industrial complexes, from harbors to hotels.

In addition to valuation assignments, we have prepared marketing studies of shopping centers, replacement cost estimates for insurance companies, and pure consulting work for Banks, homeowners, corporations, and attorneys including negotiation and oversight.



Tools of the trade include Argus, Esri (GIS), Systat (MRA), and of course, Excel, Word, and Access.

Timing: Our system of operation is designed to assure reliability while meeting deadlines. **We consistently meet our client's varying timetables.** All methods of delivery are utilized (overnight mail, fax transmission, hand delivery, etc.) to assure prompt and secure delivery of reports. Our client's deadlines are always accommodated.

Reports are bound, hard-cover books with engraved covers and typeset bond paper. Photos and maps are integrated into document using color copiers. Using Adobe Acrobat™, reports can be e-mailed for immediate distribution.

We are aware that providing the report "*on time*" is, in most cases, of paramount importance.

Our services resulted in the origination of written reports or advisory activity covering the following property types:

- Air Rights
- Apartments
- Condominiums
- Cooperatives
- Golf Courses/Private Clubs
- Hospitals
- Hotels
- Industrials
- Marinas
- Nursing Homes
- Office Buildings
- Partial Interests
- Portfolio Analysis
- Private Homes
- Residential Development
- Restaurants
- Shopping Centers



Richard J. Anastasio, **MAI**
Over 45 years experience as an Appraiser. MBA in Finance. Nationwide valuation experience
Licensed in NY, CT, NJ, MD, and MA.



P. Jude Collins, **ASA, MRICS**
Over 30 years experience as an Appraiser. Licensed in NY, NJ, CT. Certified Revaluation Supervisor in CT. Passed NYSDOT exam.



Richard Evans, **CSA**
Over 28 years experience in the real estate field, with 26 years as an Appraiser.
Licensed in NY, NJ, CT.



Property Appraisal Services, Inc. believes that the level of sophistication for appraisal and related services has increased significantly during the current climate of uncertainty. The key elements of a reliable value estimate are thorough research and in-depth analysis of multi-tiered markets. We have developed strong client relationships through fostering and understanding of the particular orientation and perspective of each client.

We also are aware that providing the report "on time" is, in most cases, of paramount importance.

The principals of our firm offer proven performance in real estate valuation, analysis and consulting. Based on this foundation, *Property Appraisal Services, Inc.* develops strategies to maximize the market and economic performance of our client's residential, commercial and industrial property.

Clients of *Property Appraisal Services, Inc.* benefit from the firm's ability to be:

- Anonymous:** protect the identity of the client.
- Confidential:** maintain integrity and control of information.
- Fiduciary:** act in the best interest of our client.
- Insightful:** provide experienced marketing perspectives.
- Motivators:** hasten the client's decision making process.
- Objective:** present an unbiased first or second opinion.
- Responsive:** provide rapid, personal response and feedback.
- Specific:** make measurable action recommendations.

To accomplish these objectives, the firm's focus is, and always will be, on the customer or end user of our product. Our unique contribution is this "customer perspective."

Property Appraisal Services, Inc.

(800) 942-4230

“Service, it’s part of our name”

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