

# APPRAISER RESUME

## PERSONAL DATA

Last Name <u>O'NEILL</u>	First Name <u>KEIRAN</u>	M.I. <u>C</u>	Social Security No.
Prof. Designations (Yr. Earned) <u>STATE CERTIFIED 1999</u>			
Company Name <u>TOWN SQUARE APPRAISALS, INC.</u>		State - Lic./Cert# - Expires	
Address <u>1211 N. WESTSHORE BLVD, SUITE 410 FL 33607</u>		<u>11/30/2006</u>	
City <u>TAMPA</u>	State <u>FL</u>	Zip Code <u>33607</u>	
Phone <u>813 207 0525</u>	Fax <u>813 207 0535</u>	E-Mail <u>keiran@townsquare</u>	

## MEMBERSHIPS

List Memberships in Professional and Technical Organizations related to your current employment activities and Office (s) held.

GREATER TAMPA ASSOCIATION OF REALTORS

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## EDUCATION

Formal Education		
Name of Institution	Dates	Type of Degree or Certificate
<u>UNIVERSITY OF TAMPA</u>	<u>1994-1995</u>	<u>BA - URBAN PLANNING</u>
<u>UNIV-WISCONSIN-GREEN BAY</u>	<u>1991-1994</u>	<u>BA - URBAN PLANNING</u>
Professional and Technical (Appraisal) Courses Satisfactorily Completed		
Course Title	Dates	Sponsoring Organization
<u>CONT EDUC &amp; USPAP/LAW UPDATE</u>	<u>2004</u>	<u>BERT RODGERS, TAMPA FL</u>
<u>CONT EDUC &amp; USPAP/LAW UPDATE</u>	<u>2002</u>	<u>BERT RODGERS, TAMPA FL</u>
<u>HOW TO APPRAISE A BUSINESS</u>	<u>2000</u>	<u>PHILLIP WILSON, TAMPA, FL</u>
<u>CONT EDUC &amp; USPAP/LAW UPDATE</u>	<u>2000</u>	<u>STEVE WILLIAMSON, TAMPA, FL</u>
Appraisal Conferences, Seminars, and Clinics Attended During the Past Three Years		
Activity	Dates	Sponsoring Organization
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

## EMPLOYMENT HISTORY

Beginning with Present Employment, List Chronologically all Employment Related to Appraising

Name and Address of Employer (indicate self-emp.)	Principle Duties	Dates	Percent of Time Appraising
<u>TOWN SQUARE APPRAISALS, INC</u>	<u>HEAD APPRAISER</u>	<u>2005</u>	<u>100</u>
<u>FUTUREHOME APPRAISALS, INC</u>	<u>HEAD APPRAISER</u>	<u>1999-2005</u>	<u>100</u>
<u>REAL ESTATE APPRAISAL ASSOCIATES, INC</u>	<u>STAFF APPRAISER</u>	<u>1995-1999</u>	<u>100</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## EXPERIENCE SUMMARY

Give approximate number and total dollar amount of each different type of appraisal report prepared for clients in last five years

Construction Type	Existing		Proposed	Construction Type	Existing		Proposed
	Number	Dollar			Number	Dollar	
Single Family Detached	<u>2000</u>	_____	_____	Apartments (5-20 units)	<u>N/A</u>	_____	_____
Condominiums	<u>500</u>	_____	_____	Subdivisions	<u>N/A</u>	_____	_____
Land (finished lots/raw)	<u>200</u>	_____	_____	Commercial	<u>N/A</u>	_____	_____
Planned Unit Developments	<u>N/A</u>	_____	_____	Industrial	<u>N/A</u>	_____	_____
Dwellings (2-4 units)	<u>500</u>	_____	_____	Other	_____	_____	_____

Give number of appraisal reports prepared in the past two years for the following :

Institutional Investors # 1000    Government Agencies # 500    Private Mortgage Insurers # 250

Briefly describe review appraising experience

AN ESTIMATED 25 REVIEW APPRAISALS DURING THE PAST 5 YEARS.

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## APPRAISAL ACTIVITY AREA

Define the area of your appraisal activity, List cities and/or counties.

HILLSBOROUGH, PINELLAS, PASCO, POLK, HERNANDO, MANATEE

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## MARKET AND COST DATA SOURCES

State sources, types and availability of data and how it is maintained.

MULTIPLE LISTING SERVICE, MARSHALL SWIFT COST HANDBOOK, WIN2DATA, MICROBASE, PUBLIC RECORD

Do you use local MLS?     Yes     No

# APPRAISER RESUME CONTINUED

Last Name ONEILL

First Name KEIRAN

Middle Initial C

**EXPERIENCE REFERENCES**

*To summarize your work experience, list clients and employers (mortgage lenders, private mortgage insurers, secondary mortgage purchasers, and governmental agencies) which have accepted your appraisal reports and may be contacted. Please make certain your reference information is current. Give priority to clients for which you appraised residential property for purposes of conventional mortgage financing.*

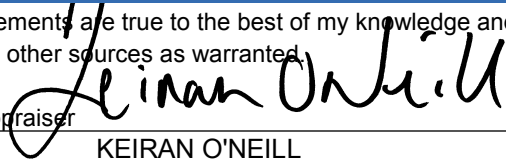
1	Name of Firm <u>GMAC MORTGAGE</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>CASSANDRA BACON</u>	Title <u>LOAN OFFICER</u>
	Street Address / City St Zip <u>4890 W KENNEDY BLVD, #620 TAMPA FL 33609</u>	Area Code and Phone Number <u>813 371 6666</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2000-PRESENT-FAIR MARKET VALUE</u>	
2	Name of Firm <u>MONEYLINK MORTGAGE</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>MICHAEL GALASSO</u>	Title <u>OWNER/LOAN OFFICER</u>
	Street Address / City St Zip <u>1411 N. WESTSHORE BLVD, #310 TAMPA, FL 33609</u>	Area Code and Phone Number <u>813 639 9790</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-1997-PRESENT-FAIR MARKET VALUE</u>	
3	Name of Firm <u>COLONIAL BANK</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>JOY PORCH</u>	Title <u>SENIOR LOAN OFFICER</u>
	Street Address / City St Zip <u>3603 MADACA LANE, TAMPA, FL 33618</u>	Area Code and Phone Number <u>813 961 0172</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2003-PRESENT-FAIR MARKET VALUE</u>	
4	Name of Firm <u>INTEGRITY FIRST FUNDING</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>TINA OLINSKI</u>	Title <u>OWNER/LOAN OFFICER</u>
	Street Address / City St Zip <u>1480 BELTREES ST, #5 DUNEDIN, FL 34698</u>	Area Code and Phone Number <u>727 738 2721</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2000-PRESENT-FAIR MARKET VALUE</u>	
5	Name of Firm <u>FIRST TRUST MORTGAGE</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>TONY SCARPO</u>	Title <u>OWNER/LOAN OFFICER</u>
	Street Address / City St Zip <u>12000 DALE MABRY HWY, #270 TAMPA, FL 33618</u>	Area Code and Phone Number <u>813 221 8600</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2000-PRESENT-FAIR MARKET VALUE</u>	
6	Name of Firm <u>FISHMAN MORTGAGE</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>GEORGE SPRIGGS</u>	Title <u>SENIOR LOAN OFFICER</u>
	Street Address / City St Zip <u>413 S MACDILL AVE TAMPA, FL 33609</u>	Area Code and Phone Number <u>813 879 3888</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2000-PRESENT-FAIR MARKET VALUE</u>	
7	Name of Firm <u>AMSTAR MORTGAGE</u>	Type of Business <u>MORTGAGE</u>
	Person to Contact <u>LEIGH FOTOPOULOS</u>	Title <u>OWNER/LOAN OFFICER</u>
	Street Address / City St Zip <u>14502 N DALE MABRY HWY, #200 TAMPA, FL 33618</u>	Area Code and Phone Number <u>813 964 0200</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2000-PRESENT-FAIR MARKET VALUE</u>	
8	Name of Firm <u>TONI EVERETT CO.</u>	Type of Business <u>REAL ESTATE</u>
	Person to Contact <u>MICHELLE BOYLAN</u>	Title <u>SALESPERSON</u>
	Street Address / City St Zip <u>5000 BAYSHORE BLVD, TAMPA, FL 33611</u>	Area Code and Phone Number <u>813 831 6053</u>
	Types of Property Appraised, Date and Valuation <u>RESIDENTIAL-2003-PRESENT-FAIR MARKET VALUE</u>	

Additional, Pertinent Information \_\_\_\_\_

**APPRAISER'S STATEMENT**

The above statements are true to the best of my knowledge and belief and may be investigated through any of the sources shown here or through other sources as warranted.

Signature of Appraiser \_\_\_\_\_



KEIRAN O'NEILL

Date: 2006