

# Thomas J. Jensen, MAI, AI-GRS, CRE

## Boston Appraisal & Consulting, LLC

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## Experience

Principal/Executive Director of Boston Appraisal & Consulting. Former Senior Managing Director of Integra-Boston and former review appraiser at Bank of New England. Mr. Jensen has actively engaged in real estate valuation and consulting since 1986. Recent experience is concentrated in life science research and GMP facilities, cold storage and food processing facilities, and major urban and suburban mixed-use development sites. Valuations have been performed on various properties including, but not limited to, retail shopping centers and regional malls, apartment complexes, proposed single-family and residential condominium developments, industrial facilities, and office buildings. Clients served include accounting firms, law firms, financial institutions, public agencies, municipalities, colleges and universities, life insurance companies, pension funds, developers, corporations, and private investors. Valuations have been performed for condemnation, temporary and permanent easements, vertical discontinuances (air rights), estate planning, mortgage lending, asset valuation, due diligence support, and for tax valuation purposes. Arbitration services also include acting as a 3<sup>rd</sup> appraiser in valuation and fair market rent option disputes.

## Professional Activities & Affiliations

**Appraisal Institute:** MAI & AI-GRS Member; MA-RI-ME Chapter Secretary

**The Counselors of Real Estate:** CRE Member; National Membership Committee; New England Chapter Program Committee Co-Chair; New England Chapter Membership Committee

**Massachusetts Board of Real Estate Appraisers (MBREA):** MRA Member

**International Council of Shopping Centers (ICSC):** Member

## Licenses

Massachusetts, Certified General, 717, Expires May 2026

Maine, Certified General, CG4004, Expires December 2024

Rhode Island, Certified General, CGA.0020077, Expires October 2024

## Education

B.S. Degree in Architecture, The Catholic University of America, 1986

Successfully completed numerous real estate courses and seminars sponsored by the Appraisal Institute, accredited universities, and others including Argus Software's 2-Day Argus Enterprise training.

Currently certified by the Appraisal Institute's voluntary program of continuing education for its designated members.

## Articles and Publications

Written several articles for the New England Real Estate Journal on topics ranging from the appraisal process for special use properties such as life science research and GMP facilities, cold storage/food processing plants and proposed mixed-use development sites as well as the fair cash value appraisal process and testifying at the Massachusetts Appellate Tax Board.

## **Qualified Before Courts & Administrative Bodies**

Testified as an expert witness in several cases before the Massachusetts Appellate Tax Board (ATB). Testified as an expert witness for a jury trial before the Suffolk County Superior Court in Boston. Testified as an expert witness before the American Arbitration Association and other arbitration hearings.