

Qualifications of Richard F. Wolf, MAI, CRE
Managing Director
Valbridge Property Advisors | Lukens & Wolf, LLC

Independent Valuations for a Variable World

State Certifications

PA State Certified Appraiser
GA-001514-L
NJ State Certified Appraiser
42RG00206200
Delaware Certified Appraiser
X1-0000346

License

PA Real Estate Salesperson License
NS-131771-A

Education

Villanova University
B.S., Business Administration -1983

Additional Background

Former Chairman of Skippack
Township Planning Commission
Former Member of Central
Perkiomen Valley Regional
Planning Commission
Member of Skippack Township
Open Space Committee
Owner/operator of an equestrian
facility which boards 50 horses,
employs 8 instructors, servicing
1,200 students and contains a
2,000 square foot retail store.

Contact Details

rwolf@valbridge.com
215-545-1900 (main)
215-545-1903 (direct)

Valbridge Property Advisors |
Lukens & Wolf LLC
150 S. Warner Road, Suite 440
King of Prussia, PA 19406

www.valbridge.com

Membership/Affiliations:

Member: Appraisal Institute - MAI Designation – Certificate No.
12292
President - 2010

Member of Counselors of Real Estate – CRE Designation

Experience:

Managing Director

Valbridge Property Advisors | Lukens & Wolf LLC (2013-Present)

Principal

Lukens & Wolf LLC (2011-2013)

Real Estate Appraiser

Reaves C. Lukens Company (1997-2011)

Investment Advisor

Vanguard Group (1992-1997)

Real Estate Appraiser

Donald J. Reape, MAI, SREA & Associates (1995-1997)

Independent Contractor

Dowling & Associates (1994-1997)

Scope of Appraisal and Counseling Activity

Experience in a wide range of property types including: multi-family, industrial, office, retail and land in Greater Delaware Valley. Particular concentration in mining operations and land development analysis. Also experience with nursing homes, continuing care retirement communities (CCRC), farm/equestrian facilities, apartment complexes, hotels, and industrial/R & D facilities.

Court Testimony

Willistown Township - Chester County Zoning Board (Building Right)
Chester County, Pennsylvania - Court of Common Pleas (Environmental Damages)
Lancaster County, Pennsylvania – Board of View (Condemnation)
Chester County, Pennsylvania - Board of Appeals (Tax Appeals)
Chester County, Pennsylvania - Board of View (Condemnation)
Northumberland County, Central District of Pennsylvania – Federal Bankruptcy
Camden County, New Jersey – Superior Court and Condemnation
Chester County, Pennsylvania – Court of Common Pleas (Damage case)
Chester County, Pennsylvania – Court of Common Pleas (Land Development)
Chester County, Pennsylvania - Board of Appeals (Tax Appeals)
Chester County Pennsylvania – Court of Common Pleas (Tax Appeals)
Montgomery County, Pennsylvania - Board of Appeals (Tax Appeals)
Montgomery County, Pennsylvania – Court of Common Pleas (Tax Appeals)
Montgomery County, Pennsylvania – Court of Common Pleas (Condemnation)
Bucks County, Pennsylvania - Divorce Proceeding (Appearance)
Bucks County, Pennsylvania - Board of Appeals (Tax Appeals)
Bucks County, Pennsylvania – Court of Common Pleas (Condemnation)
Pennsylvania Department of Revenue – Harrisburg (Transfer Tax case)
Delaware County, Pennsylvania - Board of Appeals (Tax Appeals)
York County, Pennsylvania – Court of Common Pleas (Board of View)
Northumberland County, Central District of Pennsylvania – Federal Court (Bankruptcy)
Delaware County, Pennsylvania – Court of Common Pleas (Tax Appeal)

Education

Appraisal Institute 2015 Real Estate Trends

Appraisal Institute 2016 Real Estate Trends

Pennsylvania Bar Institute August 2016 “A Lawyer’s Guide to Appraisals and Appraisers”

Partial List of Client

PARTIAL LIST OF CLIENTS

BANKS AND SAVINGS & LOANS

TD Bank
Republic Bank
First Niagara
Crusader Bank
PNC Bank
The Bryn Mawr Trust Company
The Glenmede Trust Company

PRIVATE SECTOR

Better Materials, Inc.
Chester County Airport Authority
Clemens Markets
Delancey Investment Corp.
Hanson Aggregates, PLC
Highway Materials
Pennsylvania Hospital
SAP America
SmithKline Beecham
Waste Management, Inc
The Depaul Group
Main Line Health

EDUCATIONAL AND GOVERNMENTAL

Abington School District
Archdiocese of Philadelphia
Montgomery County, Pennsylvania
Presbytery of Philadelphia
Swarthmore College
University of Pennsylvania

DEVELOPERS AND INVESTORS

Acorn Development Corporation
C & M Builders
Dewey Commercial
Westrum Development Co.
Toll Brothers, Inc.
Heritage Homes Group

LAW FIRMS

Ballard, Spahr,LLPI
Dechert LLP
Duane Morris LLP
Eastburn and Gray, PC
Fox Rothschild LLP
High Swartz LLP
Lamb McErlane, PC
Mette, Evans & Woodside
Montgomery McCracken Walker & Rhodes, LLP
Riley, Riper, Hollin & Colagreco, Attorneys at Law
Sprague and Sprague
Wisler Pearlstine, LLP

Educational Background

APPRAISAL INSTITUTE - Courses / Seminars successfully completed:

Appraisal Institute – Review Theory – General 2014
Appraisal Institute - Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets, 2012
Appraisal Institute - Business Practices and Ethics, 2010
Appraisal Institute - Consumer Protection in the Appraisal Industry, 2010
Appraisal Institute - Real Estate Finance, Value and Investment Performance, 2010
Appraisal Institute - Legislative, Regulatory and Judicial Update, 2009
Appraisal Institute - Delaware State Regulations, 2009
Appraisal Institute - Appraising Distressed Commercial Real Estate, 2009
Appraisal Institute - PA State Regulations, 2009
Appraisal Institute - 7 Hour National USPAP Update Course, 2009
Appraisal Institute - Valuation of Conservation Easements, 2008
Appraisal Institute - Evaluating Commercial Construction, 2008
Appraisal Institute - Leadership Development & Advisory Council, 2008
Appraisal Institute - Delaware State Regulations, 2007
Appraisal Institute - Leadership Development Advisory Council, 2007
Appraisal Institute - 7 Hour National USPAP Update Course, 2007
Appraisal Institute - RECGA Conference, 2006
Appraisal Institute - Contemporary Legal & Appraisal Issues Involving Eminent Domain, 2006
Appraisal Institute - Pennsylvania Appraisal Statutes, Regs, Bd. Policies, 2006
Appraisal Institute - Market Analysis & Using the Site to Do Business, 2005
Appraisal Institute - The Latest Trends in Hotel Valuation and Market Studies, 2005
Appraisal Institute - Maximizing the Value of an Appraisal Practice, 2005
Appraisal Institute - Attacking and Defending an Appraisal in Litigation, 2005
Appraisal Institute - Subdivision Valuation, 2005
Appraisal Institute - Real Estate Finance, 2004
Appraisal Institute - Standards of Professional Practice A and B, 2001
Appraisal Institute - Advanced Applications, 1998
Appraisal Institute - Sales Comparison & Cost Approaches, 1998
Appraisal Institute - Highest and Best Use, 1997
Appraisal Institute - Advanced Income Capitalization, 1996
Appraisal Institute - Basic Income Capitalization, 1993
Appraisal Institute - Intro to Appraising Real Property, 1987

Real Estate Courses taken and successfully completed

Sclicher Kratz Institute - Real Estate Investment, 2001
Polley Associates - Contemporary Legal Issues, 2000
Polley Associates - Using Technology, 2000
Polley Associates - Ethics (Let's Get It Right), 1996
Polley Associates - Appraisal Applications, 1995
Polley Associates - Standards of Practices & Ethics, 1994