



P. Barton DeLacy, M.U.P., MAI, CRE Executive Director

Valuation & Advisory

Litigation Support

Cushman & Wakefield of Washington, Inc.

Professional Experience

P. Barton DeLacy rejoined Cushman & Wakefield (C&W) in 2020 after returning to the Pacific Northwest from Chicago. There, he had run his own national valuation consulting firm for nearly a decade. His Renewable Energy Valuation specialty focuses on the real estate implications of electric power generated when using renewable fuels; i.e. wind, hydro, solar, biomass or other non-fossil resources. He has published peer-reviewed work in *The Appraisal Journal* and *The Journal of the International Machinery and Technical Specialties Committee of the American Society of Appraisers* among others.

In addition to more conventional appraisal assignments, Mr. DeLacy's counseling practice centers on problem solving engagements where valuation is incidental to the solution. With an emphasis on litigation support, his experience includes land use impact studies, trust and estates, property tax consulting, integrated business, personal and real property appraisals and counseling for non-profit businesses and institutions with real estate assets.

Mr. DeLacy's seasoned perspective spans all North American geographies and touches virtually all property types. Previously a Senior Managing Director with C&W in Chicago, DeLacy logged over 20 years as a partner or principal of fee appraisal and consulting firms in Portland, Oregon. From 1998-2002 he led the real estate consulting practice in the Pacific Northwest for Arthur Andersen LLP. DeLacy began his valuation career as a residential appraiser for the Oregon-based Benj. Franklin Savings and Loan.

Subject Matter Expert-Litigation Support

Mr. DeLacy has appeared as or prepared expert testimony in eminent domain proceedings, property damages cases, bankruptcy trials, land use hearings and property tax appeals. Courts have accepted his analyses of rural land use impacts for siting energy facilities including wind farms, cell towers and other power generating plants.

Mr. DeLacy has qualified as an expert witness in real property valuation cases for United States Circuit Courts in Connecticut, New Jersey, Oregon, Illinois and Northern California. Mr. DeLacy has presented expert testimony in property tax appeals at various levels in Oregon, Washington, South Dakota, Texas, Missouri, Illinois, Georgia and Montana.

He has also been retained by the US Departments of Justice and Interior, Bureau of Indian Affairs, the Department of Defense (US Navy), US Forest Service, General Services Administration (GSA) and Internal Revenue Service as a valuation expert.

Memberships, Licenses, Professional Affiliations and Education

- CRE Member, Counselors of Real Estate (No.2128) - 2003
- ASA Member, Urban Properties, American Society of Appraisers- 2002
- MAI Member, Appraisal Institute (No. 6680) – 1983
- SRA Member, Appraisal Institute- 1980
- AI-GRS Member, Appraisal Institute, general appraisal review specialist -2014
- Member, Lambda Alpha International, land economics honorary- 2013

Academic Education

Master of Urban Planning (M.U.P.), Portland State University

Bachelor of Arts (B.A.), Willamette University, Salem, Oregon

Select Publications

- Contributor to "Chapter 6 - Valuation of Real Estate." Valuation Strategies in Divorce. 5th Edition, 2019-1 Supplement. New York: Wolters Kluwer, 2019.
- "Living on the Grid," Book Review of Access, Property and American Urban Space by M. Gordon Brown, *The Appraisal Journal*, Appraisal Institute, Spring 2018
- "Renewables, Tax Credits and Ad Valorem Taxes: Are Policies Aligned?" *Real Estate Issues*, The Counselors of Real Estate, Volume 39, No. 1, 2014
- "Wind Power and The Tax Base: Reliable as the Resource?" *The Journal of the International Machinery and Technical Specialties Committee of the American Society of Real Estate Appraisers*; Volume 30, Issue 1, First Quarter, 2014
- "Wind Farms- A Valuation Primer," *Appraisal Journal*, Appraisal Institute, Winter 2011

Licenses

- Certified General Real Estate Appraiser in the following states:
 - California, license no. AG034219
 - Illinois, license no. 553.001797
 - Indiana, license no. CG41001248
 - New York, license no. 46000047021
 - Oregon, license no. C000089
 - Washington, license no. 1100107
 - Wisconsin, license no. 1678-01