

S. Murray Brackett, MAI

Principal in Charge, Right of Way Appraisals

Firm

Valbridge Property Advisors

ROW Experience

30+ Years

Licenses and Registrations

MAI, Member Appraisal Institute
WA General Appraiser #1100853
Past Pres. Seattle Chapter AI
Approved Appraiser, WSDOT

Education

BA, Business Admin – Emphasis in
Real Estate, Western Washington
University, Bellingham, WA, 1985

Chosen for Sound Transit Team Because:

Extensive RW appraisal and review
experience in Puget Sound Region.

Experience includes the study of
remainder damages and special
benefits resulting from transportation
infrastructure projects

Extensive knowledge of Western
Washington: clients include cities of
Seattle, Everett, Renton, Bellevue,
Bellingham and Mount Vernon,
Counties of King and Snohomish.

IRWA – Course Facilitator
Past Instructor-Lake Washington
Technical College

Qualified as an expert witness in
King, Kitsap and Pierce County
Superior Courts, US District Court,
and Federal Bankruptcy Court.
Geographic experience includes
assignments in Washington,
California, Oregon, Idaho, Nebraska,
Iowa, Kansas, South Dakota,
Alaska, and British Columbia

Mr. Brackett's responsibilities include the full range of residential, commercial and industrial real estate valuation. Appraisals have been prepared on such diverse properties such as airports and airport-related facilities, park lands, subdivisions and golf courses, as well as typical commercial and industrial improved property. Right of Way experience has included numerous projects from one to over 100 parcels, reflecting all types of commercial, industrial and residential real estate. Improved and unimproved valuations have been performed for acquisitions in fee, leased fee and leasehold interests, partial takings, as well as various partial interests including the following: conservation easements, utility easements, subsurface easements, air-rights/ aviation easements, and minority interests. Numerous Appraisals have been prepared for use in litigation, including eminent domain dispute resolution, condemnation and inverse condemnations. UASFLA-compliant Appraisals have been prepared for a wide variety of agencies on a wide range of property types.

Relevant Experience

Contract Land Staff, Faith Roland – Redmond Conversion Project, Redmond, WA.

As part of Redmond's vision for a more walkable urban downtown, Redmond Way, and Cleveland Street will be converted to 2 way operations. The planning and design for the "Couplet Conversion" involves right-of-way acquisitions at 11 intersections in downtown. Thirty one Appraisal reports were provided for a variety of commercial properties and included partial takings, easements, loss of parking, sign relocation, and damages to remaining buildings in some cases. Properties included a wide range of uses including retail, automotive, restaurants, mixed use, vacant land, and multifamily properties. Mr. Brackett, MAI also subsequently provided mediation support to the city.

University Field Services – Mount Vernon ROW Project, Mount Vernon, WA.

Through Universal Field Services, our assignment in support of Skagit County's acquisitions along Anderson-LaVenture Road included both commercial and residential property appraisals. The 10 properties were subject to partial and complete takings, as well as temporary construction easements in an eminent domain situation. WSDOT format, Self-Contained reports were completed in 2010, with litigation support provided through 2012.

Contract Land Staff, Faith Roland – Orcas Island ROW Project, Mount Baker Road, Orcas Island, WA.

As a subcontractor for the Right-of-Way agent, we completed a Preliminary Funding Estimate and subsequent appraisals for over 20 parcels related to easement acquisitions. Temporary construction easement valuations were provided for an additional 10 ownerships. Property mix included improved and vacant high density residential land, rural-residential lands and a commercial/industrial service park property, in this unique Orcas Island setting.

Sound Transit, Charles Wells, MAI, AI-GRS, Appraisal Manager – Hotel Easement Acquisitions for Light Rail, SeaTac, WA.

Appraisal, mediation and trial testimony provided for four hotels adjacent to ST rail, with noise proximity issues.

City of Bellevue, Michael Murray – Mercedes of Bellevue, Bellevue, WA.

One of 13 appraisals completed for an intersection improvement project: subsequent mediation and litigation support provided.

WSDOT/City of Kenmore, Rob Loewen – SR 522 Roadway Improvement Project, Kenmore, WA.

Provided initial Project Funding Estimate for approximately 50 properties, with subsequent narrative appraisal reports prepared for about 20 properties. Acquisitions included a variety of property types, and included a remainder of damages in the after condition, including parking loss and access/circulation issues.