

Qualifications of Richard L. Dugger, MAI, CRE

Director

Valbridge Property Advisors | San Antonio

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Education

- Graduate, Bachelor of Business Administration, Finance, The University of Texas, Austin, Texas, 1968
- Graduate School, University of North Texas, Denton, Texas, 1969

Specialized Education

- Real Estate Principles (1969)
- Advanced Residential Appraisal, American Institute of Real Estate Appraisers
- Advanced Capitalization of Income

Designations/Certifications

- MAI, American Institute of Real Estate Appraisers, 1977
- CRE, American Society of Real Estate Counselors, 1990
- RM, American Institute of Real Estate Appraisers, 1973
- Texas Real Estate Broker - License No. 0147916, 1972
- State Certified General Real Estate Appraiser; State of Texas; License No. TX-1321050-G

Experience

From 1968 to 1969, Richard served in the Right-of-Way Association Section for District No. 2 of the Texas Highway Department with district headquarters in Fort Worth, Texas, where he was responsible for completing staff appraisals, reviewing fee appraisals and establishing a relocation program for families displaced by eminent domain.

Presently, and since 1969, Richard L. Dugger has been employed by Valbridge Property Advisors | San Antonio, formerly known as Dugger, Canaday, Grafe, Inc. where he long served as Chairman of the firm. Appraisal experience includes residential, commercial, industrial, farm and ranch lands, historic and special purpose properties including automobile dealerships, public buildings, aircraft related buildings, properties in Latin America, undivided/fractional interests, etc. Other business interest includes: farming in Nueces County, livestock and hunting operations in Bexar, Guadalupe, Karnes, Live Oak, Val Verde and Bee Counties, and ownership and management of commercial, multi-family, light industrial and special purpose properties.

Clients served include corporations, foundations, attorneys, estates, individuals, financial institutions, and governmental agencies. Generally, his trade area includes South, West, and Central Texas. Appraisals have also been made in New Mexico, California, Tennessee, Georgia, Oklahoma, Arizona, Florida, Louisiana, Colorado and South Carolina; since 1993, he has been active in the appraisal of properties in Latin America including Mexico and Honduras.

In addition to appraising, Richard also taught Real Estate Appraisal Principles at San Antonio College and was on the national faculty staff of the Appraisal Institute, where he taught various courses. Richard has published various articles in national trade journals and periodicals and is a frequent guest speaker for several organizations.

Professional Affiliations

- Member, Appraisal Institute, Certificate No. 5692
- Member, American Society of Real Estate Counselors, Certificate No. 1288 (President of Houston/Gulf Coast Chapter for 2000)
- Member, Alamo Kiwanis Club (President, 1997-1998)
- 1995 Chairman, Fiesta Noche del Rio (benefitting The Children's Shelter and other children's charities)
- Active Member, San Antonio Board of Realtors
- Active Member, International Real Estate Section; National Association of Realtors
- Member, Texas Landowners Council
- Member, Laurel Heights United Methodist Church Board of Stewards
- President (1984), American Institute of Real Estate Appraisers, Chapter 29, South Central Region, San Antonio, Texas
- Former Member, Laurel Heights Weekday School Board
- Former Associate Board Member, Southwest Texas Methodist Hospital
- Former Board Member, Kidney Association of San Antonio
- Former Board Member, Harry Jersig Speech and Hearing Center
- Former Trustee, Acacia Fraternity, University of Texas Chapter
- Former Member, The Golden Circle, Southwest Foundation for Biomedical Research
- Former Member, Monte Vista Historical Association