

## Matthew Sloan, MAI

## Principal in Charge, Right of Way Appraisals

### Firm

Valbridge Property Advisors

### ROW Experience

18+ Years

### Licenses and Registrations

MAI, Member Appraisal Institute  
WA General Appraiser #1101655  
Member, Seattle Chapter AI &  
IRWA

### Education

Commercial Real Estate  
Certificate,  
University of Washington, 2006  
BS, City University, 2005

Extensive knowledge of Puget  
Sound Area; King, Snohomish,  
Kitsap and Pierce county markets.

Vast experience appraising for  
public acquisition.

Professional focus on appraisals of  
partial acquisitions.

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

In depth knowledge of Uniform Act  
and FTA acquisition procedures  
and guidelines.

Matthew C. Sloan, MAI, a Director with Valbridge Property Advisors (Valbridge), has been involved with the real estate appraisal industry since 2000. Mr. Sloan's experience includes several major right of way projects, acting in roles as an independent fee appraiser and appraisal project manager. His experience includes a wide variety of property types including commercial, industrial and residential real estate, with a focus on partial acquisitions and easements.

### Relevant Experience

#### **Sound Transit, Charles Wells, MAI, AI-GRS, Appraisal Manager - Sound Transit LINK Light Rail, Sounder Commuter Rail & Regional Express Bus Projects, Seattle, WA.**

Valbridge, specifically Matthew Sloan, has provided appraisal management and co-located, in-house appraisal support services for more than 15 years. Services include project budgeting and cost estimating, review of acquisitions to develop scope-of-work, research and support to in-house negotiations, consultant management and general valuation support to Sound Transit staff and consultants. Valbridge and Sound Transit have adopted a team approach to acquisitions, involving appraisers early to identify potential schedule/budget risks and provide early property research and investigation to aid in the engineering and alignment selection process and to ensure a smooth acquisition process.

Additionally, Matt has acted as a key appraiser for all Sound Transit projects, preparing appraisal reports for literally hundreds of properties, including full and partial acquisitions of residential, retail, commercial and industrial uses; and including issues such as loss of parking, visibility, loss of access/light/air/view, easement acquisitions and temporary use easements for construction purposes.

#### **WSDOT, Bill Moody – SR 3 Widening Project, Belfair, WA.**

Provided initial Project Funding Estimates for more than 45 property impacts for the widening of SR-3, a managed access highway, through the city of Belfair. Provided direct negotiation support for low compensation offers based on PFE analysis; and provided follow-up "before and after" appraisal reports for all properties with compensation greater than \$25,000, including more than 15 residential and commercial properties. Impacted properties had a variety of unique characteristics, including mobile home parks, larger parcel issues and significant wetland encumbrances. Acquisitions resulted in properties with reduced or eliminated parking, changed access, new sensitive area requirements and sign and site improvement impacts.

#### **KPG Engineering, Nelson Davis – Des Moines Gateway Project, Des Moines, WA.**

Valbridge Property Advisors has provided appraisals for high priority gas station and retail properties and project scope and property impact consulting for numerous properties in the vicinity of Pacific Highway S. and S. 216th Street.

#### **CH2MHill, Matthew Johnson, – 28<sup>th</sup>/24<sup>th</sup> Avenue S Project, SeaTac, WA.**

Valbridge provided an initial Project Funding Estimate and numerous appraisals for the creation of a new arterial roadway section that will connect one existing and one under construction arterials. Appraisals included numerous complicated acquisitions, including appraisals of Port-owned property encumbered with FAA noise restrictions and specialized zoning designations, changes in highest and best use as a result of the project and acquisitions involving the loss of parking and changes to access and exposure.