

## Robert J. Macaulay, 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 #1100517  
Member, Seattle Chapter AI & IRWA  
Approved Appraiser and  
Review Appraiser, WSDOT  
Past Board of Trustees – WCRER

### Education

BA, Economics  
Washington State University

Robert Macaulay, Senior Managing Director, is a principal with the Valbridge Property Advisors and he has over 30 years of real estate appraisal experience. Robert formerly owned and managed the real estate appraisal firm, Macaulay & Associates, Ltd. located in Everett, WA. In January 2015, Macaulay & Associates merged with Valbridge Property Advisors. Bob's work includes completing improved and unimproved valuations, acquisitions (fee, leased fee and leasehold interests), partial takings, various partial interests (conservation, utility and subsurface easements), rental valuations, waterfront, commercial/industrial, single-family, multifamily, agricultural, forest land and special purpose properties. Mr. Macaulay has extensive knowledge and experience with numerous right-of-way projects, local improvement districts (LID) and special benefit and feasibility studies. He has prepared and reviewed UASFLA and WSDOT compliant appraisals for a wide variety of agencies on a wide range of property types.

Mr. Macaulay is on the WSDOT lists of approved appraisers and appraisal reviewers. With Bob Macaulay as the principal appraiser, numerous assignments have been completed for cities, counties and utility districts which comply with WSDOT Local Agency guidelines, those of the federal government as published in the "Uniform Appraisal Standards for Federal Land Acquisitions" (UASFLA), and the Uniform Acquisition and Relocation Assistance Act. His overall work experience demonstrates knowledge and understanding of public agency regulations and procedures.

Extensive RW appraisal and review experience in King, Snohomish, Island Skagit and Whatcom county markets.

Eminent domain appraisals have been completed for the Washington State Department of Transportation.

Qualified as expert witness in Washington and Montana.

Experienced in appraising a wide variety of property types (vacant land, residential, commercial and industrial) for partial and complete acquisition of easement and fee simple rights, including damages to the remainder.

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

A wide variety of multi-parcel right-of-way acquisition appraisals have been completed, such as riverbank protection easements for the City of Tukwila, right-of-way acquisition for road widening for the City of Bellingham and utility line easements, road widening and other public improvement projects for the City of Everett. A large right-of-way project for the Montana Department of Highways near Kalispell, Montana was completed several years ago. Also, eminent domain appraisals have been completed for the Washington State Department of Transportation (WSDOT) and Burlington Northern Santa Fe Railroad in Wenatchee and Tacoma. Other special purpose assignments are 6,000 acres on the Tulalip Indian Reservation for the Tulalip Tribes, 80 acres on Burrows Island in Skagit County, 900 acres in Skagit County for Skagit County Parks and Recreation Department, and the Eagle Harbor ferry maintenance site on Bainbridge Island for WSDOT. Various reports on mineral rights have been completed, including an 80-acre operating quarry in Bremerton, WA.

### Relevant Experience

City of Everett, Michael Palacios, Real Property Director – City of Everett, Snohomish County, WA. Various appraisals and appraisal reviews for City of Everett acquisitions, easements, partial takes and before and after valuations to WSDOT standards.

Snohomish County, Michael McVey, SR/WA, RW Supervisor – 35<sup>th</sup> Ave SE – 180<sup>th</sup> St SE to 152<sup>nd</sup> St SE Road Widening Project, Snohomish, WA. Approximately 20 appraisal reviews were completed in 2016. Project consisted of primarily residential land for a road widening project prepared to WSDOT standards.

City of Bellingham, Patricia M. Fernandez, Real Property Manager – Morrill Property, Bellingham, WA. Two appraisal reviews in 2016 for potential federal funding regarding watershed property near Lake Whatcom.

City of Snohomish, Steve Schuller, Director of Public Works – Everett Conveyance Project, Snohomish, WA. Summary appraisals were prepared to estimate market values of the subject properties before and after acquisition of easement rights in conjunction with construction of a new sewer line between the cities of Everett and Snohomish. Zoning, land use trends and relevant economic factors were reviewed along with market sales research of similar comparable property.

City of Bellingham, Patricia M. Fernandez, Real Property Manager – Mahogany Avenue Improvement Project, Bellingham, WA. Completed a *Project Funding Estimate* for the proposed acquisitions along Mahogany Avenue in Bellingham, Washington. The purpose of the analysis was to provide information to support budgetary decisions relating to these property acquisitions. PFEs for each parcel were provided along with AOSs.