

Gregory L. Goodman, MAI

Principal in Charge, Right of Way Appraisals

Firm

Valbridge Property Advisors

ROW Experience

20+ Years

Licenses and Registrations

MAI, Member Appraisal Institute
WA General Appraiser #1101089
Member, Seattle Chapter AI & IRWA
Approved Appraiser, WSDOT

Education

BA, Business Administration with
concentration in Finance, University
of Washington, 1999

Extensive RW appraisal and review
experience in Puget Sound Region.

Trial testimony and mediation
support with client-favorable results.

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

Gregory L. Goodman has been involved in the real estate field since February of 1999. Appraisal experience includes a wide variety of appraisal assignments, consisting of vacant and improved commercial, industrial, residential and mixed use properties. Examples of the wide variety of properties appraised include: large scale mixed use projects comprised of retail, office and residential uses, subdivisions, sensitive area properties, rail and utility corridors, lake bedlands, shopping centers, auto dealerships, as well as more typical commercial, industrial and residential improved properties. Valuations have been performed for acquisitions in fee, leased fee and leasehold interests, as well as various partial interests including conservation easements, utility easements, subsurface easements and air rights easements. Numerous appraisal assignments performed have been associated with condemnation of all or part of a property and involved mediation and other litigation support work.

Relevant Experience

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

Greg has and served as a principal appraiser and key consultant on all lines of Sound Transit business since the early 2000s, from project inception, alignment selection, real estate cost estimates and budget preparation, appraisal and valuations to support property owner offers, and ultimately mediations and litigation, including expert witness trial testimony in multiple cases.

City of Issaquah, Sheldon Lynne – East Lake Sammamish Parkway and SE 62nd Street Extension Project, Issaquah, WA.

The appraisals provided were used as a basis for partial acquisitions, as needed, for the proposed East Lake Sammamish Parkway Improvement project and the SE 62nd Street extension from East Lake Sammamish Parkway to Lake Drive. Property types ranged from vacant land to retail and industrial. Acquisitions included partial fee acquisitions, slope easements and temporary construction easements. Subsequent mediation and litigation support was provided

City of Bellevue, Michael Murray – 120th Avenue NE, Bellevue, WA.

Multiple appraisals completed for road improvement project: Property types analyzed included office, retail and industrial. Acquisitions included partial fee acquisitions, slope easements, sidewalk easements, ingress/egress easements and temporary construction easements. The analysis required the valuation of lost building area, as well as damages to remainder buildings as a result of a reduction in parking. Subsequent mediation and litigation support was provided.

Puget Sound Energy, Bryan Petri – Various Projects, Bellevue/Kirkland/Redmond, WA.

Numerous appraisals completed for various power transmission line projects including Phantom Lake to Lake Hills in Bellevue and Juanita to Redmond in Kirkland/Redmond. A variety of partial acquisitions were analyzed and valued. Property types included vacant land, retail, office, multifamily residential, single-family residential and industrial.