

Qualifications of BARRY A. DISKIN

EDUCATION

- B.A. Economics, Georgia State University, 1971
- M.B.A. Finance, Georgia State University, 1974
- Ph.D. Land Economics & Real Estate, Georgia State University, 1982
Dissertation topic: "The Condominium Conversion Process: A Study of Market Characteristics, Physical Factors, and Locational Attributes Contributing to the Rate of Tenant Absorption"

PROFESSIONAL EXPERIENCE—Employment

September 1980-Present: College of Business, Florida State University
Member of the Real Estate faculty (current rank: Professor)

August 1991–August 1993: College of Business, Florida State University
Chairman of the Faculty

August 1984–1997: Real Estate Research Center, Florida State University
Director

September 1985-Present: Principal in the firm, Diskin Property Research

PROFESSIONAL EXPERIENCE—Selected Assignments

Spring 1995–Present: Under contract with Leon County to provide various eminent domain and valuation assignments.

January 2008–Present: Contract with Florida Gas Transmission Company to appraise easements for right-of-way across 15 counties in the Florida Panhandle.

Currently: Under contract with the City of Tallahassee to provide eminent domain appraisal and real estate consulting services.

Currently: District-wide contract with the Florida Department of Transportation to provide real estate appraisal for their eminent domain projects.

August 2004–September 2006: Appraisal services to Dollar General Corporation for a property tax challenge at its distribution center in Alachua County, Florida.

February 2006–July 2006: Contract with the Florida Department of Revenue to appraise a sample of parcels in Levy County, Florida as part of a biennial review of the work performed by the County Property Appraiser

May 2006–2009: Market analysis for Transwestern Pipeline in three Arizona counties. The analysis concerns 260 miles of pipeline. Construction began in 2007.

July 2006–Present: Eminent domain project for Leon County, Florida for its widening of Buck Lake Road. To date, we have appraised 15 parcels.

July 2005–Spring 2006: Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

December 2003–February 2005: Appraisal services to Maine Yankee Atomic Power Company for a property tax challenge at its decommissioned nuclear power plant in Wiscasset, Maine.

Spring 2001–October 2004: Consultant and appraiser for Florida Power and Light. Provided testimony and/or research for tax assessment challenge in Okeechobee County, Florida.

Summer 2001–Summer 2002: Consultant to Florida Department of Revenue. Assisted in rewriting guidelines for elected property appraisers in Florida.

November 2000–2001: Valuation of over 20 parcels, in Bay County, for the State Road 77 road-widening project by the Florida Department of Transportation.

June 2000–May 2003: Valuation of over 100 parcels, in Bay and Washington Counties, for the Phase V, Gulf Power Lateral Expansion by Florida Gas Transmission.

November 1999–June 2001: Analysis of over 700 miles of fiber optic easements in a class action lawsuit. Represented a class of 8,000 people. I continue to provide work on similar cases involving the installation of optical fibers.

December 1999–April 2000: Assisted the Escambia County Attorney in a case testing the Private Property Protection Rights Act (Bert J. Harris Act)

January 2000–June 2000: Assisted the Columbia County Attorney in its defense against an environmental hazard lawsuit.

Summer 1998: Evaluation of properties to be acquired by The Nature Conservancy. This private agency purchases environmentally sensitive lands for preservation and protection from private development.

February 1999–November 1999: Valuation of Miami Circle. This case achieved national attention because of the discovery of Tequesta Indian artifacts. I assisted in the eventual settlement of the dispute, which involved Governor Bush and his staff.

July 1996–August 1997: Assisted the Leon County Attorney with eminent domain case involving Welaunee Plantation.

April 1995–Summer 1999: Assisted Leon County, Florida in their road-expansion project on Miccosukee Road.

November 1994–November 1995: Performed valuation analysis for the property known as Topsail Hill in Walton County. This environmentally significant property was taken by the Florida DEP.

August 1995–December 1995: Appraisal of the Royal Palm Square Shopping Center in Fort Myers, Florida. The purpose of the assignment was to assist in a dispute between Lee County and Aetna, the property owner. Lee County has taken a portion of the shopping center for the Mid-point Bridge over the Caloosahatchee River.

Summer 1994–February 1995: Conducted a market analysis of mobile home park rents on behalf of the park owner in a Chapter 723 trial in Brevard County.

January 1993–1998: Represented property owners and conducted various appraisal assignments relating to the installation by the FDOT of an elevated road (fly-over) in a major commercial district in northeast Tallahassee, Florida. Examples of property types include shopping centers, gasoline stations, fast-food restaurants, and banks.

June 1992: Testified in a Leon County Circuit Court case challenging the constitutionality of portions of Chapter 723 of the Florida Statutes. The legality of rent control was the principal issue.

June 1990–August 1990: Conducted research study for inverse condemnation suit in Seminole County. The issue was the impact of lost anchor for shopping centers.

March and November 1989: Testified before the Mobile Home Study Commission, a committee established by the Florida Legislature to review rent problems in mobile home parks across the state.

September 1988: Testified as expert witness before the Pinellas County Circuit Court in a property tax challenge involving asbestos contamination.

PROFESSIONAL HONORS AND ACTIVITIES

The Ernst & Young Inclusive Excellence Award for Accounting and Business School Faculty 2009 Honors

Francis J. Nardoza Scholar, College of Business, Florida State University, 2007-2010

University Teaching Award, Florida State University, 2000

Teacher Incentive Award, Florida State University, 1994

Journal of Financial Services, Member of Editorial Board, 1995–2007

Journal of Real Estate Literature, Member of the Editorial Board 1996–1998

Postdoctoral Award, Homer Hoyt Institute, 1985

First Place, National Dissertation Competition, American Real Estate and Urban Economics Association, 1982

George M. Sparks Scholarship, 1968

Omicron Delta Epsilon (Honor Society in Economics)

Beta Gamma Sigma (Honor Society in Business)

AFFILIATIONS

American Real Estate and Urban Economics Association

American Real Estate Society

Appraisal Institute

Counselors of Real Estate

National Association of Realtors

Beta Gamma Sigma (Honor Society in Business)

Omicron Delta Epsilon (Honor Society in Economics)

LICENSES AND CERTIFICATIONS

MAI—Member of the Appraisal Institute (Certificate #8922)

CRE—Counselor of Real Estate

Florida Real Estate Broker's License

Florida Certified Real Estate Appraiser—000270

Georgia Certified Real Estate Appraiser—002369
School of Mortgage Banking, Mortgage Bankers Association of America

PROFESSIONAL PUBLICATIONS, PRESENTATIONS, AND RESEARCH GRANTS

- "The Effect of Natural Gas Pipelines on Residential Value," With Jack P. Friedman, Spero C. Peppas, and Stephanie R. Peppas, *Right of Way*, January/February 2011.
- Real Estate Handbook*. Seventh edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2009.
- "A Better Understanding of Appraisals and Appraisers – Part 1," With Jack P. Friedman. *CPA Wealth Builder*, October 2008
- "Nuclear Waste Disposal: A Taxing Real Estate Issue." With Jack P. Friedman. *Real Estate Issues*, Summer 2006.
- "Taxation of 'Branding' Leasehold Improvements." With Jack P. Friedman. *Property Tax Alert*, March 2006.
- "Inventory Valuation," With Jack P. Friedman. *Property Tax Alert*, September 2006.
- "A Survey of Practices for The Assessment of Nuclear Waste in Dry Storage," *Journal of Property Tax Assessment and Administration*, Volume 2, Issue 3, 2005. With Jack P. Friedman
- Real Estate Handbook*. Sixth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2005.
- "Questioning the Property Tax Division's Ratio Studies." With Jack P. Friedman and George Kimeldorf. Paper presented at Texas Association of Property Tax Professionals 16th Annual Conference, September 2003.
- "Questioning the Property Tax Division of the State Comptroller's Office: Do Appraisals Adequately Represent Sales?" With Jack P. Friedman and George Kimeldorf. *Assessment Journal*, Spring 2003.
- "A Corridor Within a Corridor: A Case Study of Fiber Optics Corridor Valuation." With Liz W. Citron. *Journal of Property Valuation and Taxation*, Fall 2002.
- "Some Issues in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Valuation and Taxation*, Fall 2001.
- "Codes of Ethics in Business: An Attitudinal Snapshot of Millennial Professionals." With Spero C. Peppas. *International Journal of Business Disciplines*, Summer 2001.
- "Fully Depreciated Assets in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Tax Management*, Winter 2001.
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas, World Association for Case Method Research and Application. Paper presented at International Conference in Creative Teaching, January 2001

- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas. *The International Journal of Educational Management*, 15, nos. 6 and 7 (2001).
- "Public Utility Property Ad Valorem Taxation: Regulatory Formulas Prevail over Economics." With Jack P. Friedman. *Journal of Property Tax Management*, Fall 2000.
- "A New Guide for Home Buyers." With Professor H. Glenn Boggs. Grant from the Florida Real Estate Commission Education Trust Fund. The project was completed in July 2000.
- "Use of the Income Approach for Valuation of Agricultural Lands." Presentation to the American Law Institute/American Bar Association, January 6, 2000, San Francisco, California.
- "Ethical Perspectives: Are Future Marketers Any Different?" With Spero C. Peppas. *Teaching Business Ethics*, February 2000.
- Presentation to the American Law Institute/American Bar Association meeting in Tampa, Florida, on October 28, 1999. My paper was on the influence of the Internet on the appraisal process.
- "Predisposition Toward Moral Hazard: The Case for Real Estate." With Spero C. Peppas, *The Ethics and Critical Thinking Journal*, March 1999.
- "Advances in Private Property Protection Rights: States in the Vanguard." With Frank Vickory. *American Business Law Journal*, 34, no. 4 (Summer 1997).
- Testimony before the Mobile Home Study Commission of the Florida Legislature on October 11, 1996. My purpose was to explain the concept of Neighborhood Effect to the legislators and commissioners.
- Presentation to the Eminent Domain Committee of the Florida Bar Association in July 1996, Orlando. My topic was "The Significance of the Appropriate Unit of Comparison in Condemnation Suits."
- Presentation for the Conflict Resolution Consortium of The Florida State University College of Law. I taught the land economics unit to the participants of the seminar on the new Private Property Protection Rights law. To date I have made this presentation three times, including August 1995, December 1995, and September 1996.
- "Property Tax Inequities: An Examination of Major Florida Metropolitan Areas." With Stacy Sirmans. A study sponsored by The Education and Research Foundation of The Florida Real Estate Commission, November 1993.
- "Vertical Inequity in the Taxation of Real Property." With Stacy Sirmans. *National Tax Journal*, March 1995.
- "The Effect of Anchor Tenant Loss on Shopping Center Rents." With Dean Gatzlaff and Stacy Sirmans. *The Journal of Real Estate Research*, 9, no. 1 (1994): 99-110.
- "An Examination of the Earnings of Real Estate Appraisers." With Dean Gatzlaff. *The Journal of Real Estate Research*, 9, no. 1 (1994): 507-524.
- "Tenant Loss and Shopping Center Rents." With G. Stacy Sirmans and Dean Gatzlaff. In *Megatrends in Shopping Centers*, ed. John D. Benjamin. 1995

- "The Impact of Ground Subsidence (Sinkholes) on Real Property Values." With Dean Gatzlaff, Patrick Maroney, Ann Butler, Claude Lilly, Richard Corbett, and Kevin Eastman. A study conducted for the Florida Department of Insurance funded by the Florida Legislature, December 1992.
- "The Influence of Hazardous Materials on the Insurance Industry." With Steven M. Cassidy and Patrick Maroney. Paper presented at the annual meeting of the American Risk and Insurance Association, August 1991, San Diego, California.
- "Lender Perceptions of Value Influences of Asbestos Contamination in Income-Producing Buildings." With Joel B. Haynes and Michael A. McElveen. *Assessment Digest*, November/December 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. *Assessment Digest*, September/October 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. Paper presented before the annual meeting of the International Association of Assessment Officers (IAAO) in Fort Worth, Texas, September 1989, and at the meeting of the Shopping Center Assessment Network in Milwaukee in March 1990.
- "Identifying Sources of Bias in Appraisal Values of Properties Held in Pooled Real Estate Funds." With Stuart Fletcher. Paper presented at the annual meeting of the American Real Estate Society in Lake Tahoe, Nevada, March 29, 1990.
- "Manufactured Housing: An Alternative to Site-Built Homes." With Karen Lahey and Michael Lahey. *The Real Estate Appraiser and Analyst*, Winter 1989.
- "Portfolio Allocations for Apartment Owners." With Karen Lahey and Michael Lahey. *The Journal of Real Estate Appraisal and Economics*, Fall 1989.
- "Student Perceptions of Real Estate Investment." With Steven A. Cassidy. *The Journal of Real Estate Appraisal and Economics*, Spring 1990.
- "Multi-family Housing Bonds: A Primer." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Review*, Summer 1988.
- "Tort Reform and Real Estate Professionals." With Patrick F. Maroney and Harold P. Tuttle. *The Appraisal Journal*, October 1988.
- "Tax-Exempt Bonds and Residential Rental Property after the Tax Reform Act of 1986." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Journal of Real Estate Finance*, Winter 1988.
- "Tax-Exempt Multi-family Housing Bonds." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Accounting and Taxation*, Winter 1988.
- "Computer Acceptance and Implementation by Professional Appraisers." With Karen E. Lahey and V. Michael Lahey. *The Appraisal Review*, 34 (October 1987).
- "Professional Appraisers' Use of Computer Technology." With V. Michael Lahey and Karen E. Lahey. *The Appraisal Journal*, April 1988.
- "Appraisers' Perspectives on Industry Regulation: Is It Time?" With Patrick Maroney and Frank Vickory. *The Appraisal Journal*, July 1987.

- "The Relationship between Educational Achievement and Violations of the Florida Real Estate License Law." With Patrick F. Maroney. Paper presented at the national meeting of the National Association of Real Estate Educators, May 21, 1987, Chicago, Illinois.
- "Computer Usage by Real Estate Appraisers." With V. Michael Lahey and Karen E. Lahey. Paper presented at the national meeting of the American Real Estate Society, April 1987, Orlando, Florida.
- "The Need to Regulate Real Estate Appraisers." With Patrick Maroney and Frank Vickory. *The Real Estate Appraiser and Analyst*, Summer 1986.
- "The Need for Regulation of Appraisers." With Patrick Maroney and Frank Vickory. Paper presented at the annual meeting of the Southwest Pacific Business Law Conference, April 1986, Los Angeles, California.
- "Space Rental Perceptions and Problems in Mobile Home Parks: The Florida Experience." With Joel B. Haynes. *The Appraisal Journal*, October, 1985.
- "Is the Appraiser to Blame?" With Dennis Tosh. *Real Estate Appraiser and Analyst*, June 1985.
- "The Use of Computer Technology by Members of the Appraisal Profession." With James R. DeLisle. *Appraisal Journal*, April 1985. This study was funded partially by the American Institute of Real Estate Appraisers.
- "Application of Logit Analysis to the Determination of Tenant Absorption in Condominium Conversion." With Armen Tashchian. *Journal of the American Real Estate and Urban Economics Association*, Summer 1984.
- "Satellite Teleconferencing: A Revolutionary Communications System for Businesses." With Ellen Thrower. *Business*, Summer 1984.
- "Lender Reaction to Proposed Rent Control Legislation in Florida Mobile Home Parks." With Joel B. Haynes. *Journal of Property Management*, January 1984.
- "Condominium Conversion: Factors Leading to High Pre-sale Rates." With Joseph Rabianski. *The Real Estate Securities Journal*, 5, no. 3 (1984).
- "The Impact of Condominium Conversion on the Rental Market of Metropolitan Atlanta, Georgia." With Joseph Rabianski. Contract Study for the United States Department of Housing and Urban Development (July 1982).
- "A Profile of Converted Condominium Occupants." With Joseph Rabianski. *Appraisal Review Journal*, Fall 1983.