

JOSEPH C. TRAYNOR, MRICS, GAA, RAA

Indiana Certified General Appraiser

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EDUCATION:

Business Administration, Ball State University, 1974-1976
Architectural Technology, IUPUI, 1976-1977

Appraisal Course Work Completed:

Appraisal Institute

Standards of Professional Practice - Part A
Standards of Professional Practice - Part B
Condemnation Appraising
Course 550 – Advanced Income Applications

American Institute of Real Estate Appraisers

Capitalization Theory and Techniques - Part A
Capitalization Theory and Techniques - Part B

Society of Real Estate Appraisers

An Introduction to Appraising Real Property
Applied Residential Property Valuation
Narrative Report Writing Seminar
Applied Income Property Valuation

Appraisal Continuing Education Seminars Completed:

Professional Practice and the Society of Real Estate Appraisers
Applied Sales Comparison Approach
The Appraiser's Legal Liabilities
Rates, Ratios & Reasonableness
Discounted Cash Flow Analysis
Indiana Department of Transportation Right-Of-Way Seminar
Easement Valuation
Market Extractions
Environmental Issues Seminar
Subdivision Analysis
A.D.A. Act Seminar
PRO-JECT Financial Analysis Seminar
Marshall Valuation Seminar
Appraising Local Retail Properties
Internet Search Strategies
Analyzing Operating Expenses
Partial Interest Valuation - Divided

** Author & Instructor

Feasibility Analysis - Highest & Best Use
The Appraiser As Expert Witness
Maximizing The Value Of An Appraisal Practice
Understanding Limited Appraisals - General
The High Tech Appraisal Office
The Internet and Appraising
Appraisal of Local Retail Properties
USPAP For Brokers**
Single Family Appraisals **
2-4 Family Appraisal **
Indiana Appraisers Licencense Law*
The Appraisers Role in Zoning**
Subdivision Demographics Analysis**
The High Tech Real Estate Office **
USPAP 2003 Update
Case Studies in Highest and Best Uses - Commercial

* Instructor

Qualifications Continued on Page Two –11/5/2014

PROFESSIONAL MEMBERSHIPS AND DESIGNATIONS:

MRICS - Royal Institution of Chartered Surveyors
MAI Candidate: Appraisal Institute
General Accredited Appraiser (GAA): National Association of Realtors
Residential Accredited Appraiser (RAA): National Association of Realtors
Metropolitan Indianapolis Board of Realtors (Member)
Indiana Association of Realtors (Member)
National Association of Realtors (Member)

PROFESSIONAL INVOLVEMENT:

Appraisal Foundation, Washington, DC
Chairman of the Board of Trustees 2011
Board of Trustees 2005-2012, Executive Committee 2007-2012
AQB Certified USPAP Instructor
Appraisal Institute – Hoosier State Chapter, Indianapolis, IN
Edward White Lifetime Achievement Award - 2009
Director – 2004-2009
Secretary 1991
Appraiser Qualifications Board, (AQB) Washington, DC
Board Member 2014-2016
Vice Chair 2015
Metropolitan Indianapolis Board Of Realtors, Indianapolis, IN
Realtor of the Year 2005
Distinguished Service Award 2003
President 1996
Moderator Leadership Academy 2004-2005
Indiana Appraiser Certification and Licensing Board, Indianapolis, IN
Board Member appointed by Indiana Governor Mitch Daniels 2006-2013
Chair 2008-2009
Indiana Association of Realtors, Indianapolis, IN
Distinguished Service Award 2014
Realtor of the Year 2006
President 2001
Regional Vice President, 1997-1998
Director 1993-2008
Moderator Leadership Academy 2007-2008
National Association of Realtors, Chicago, IL
Regional Vice President - 2004
Appraisal Committee Chair - 2003
Board of Directors 2000-2002, 2004

LICENSES:

Indiana Broker #: RB14013645
Indiana Certified General Appraiser #:CG69100233

EXPERIENCE:

Co-Owner, Traynor Company Realtors, 1982-1986
Independent Fee Real Estate Appraiser since 1985, specializing in commercial, industrial, residential, special use properties, subdivisions, rural properties, easements and right-of-way takings including assignments for financial institutions, public agencies, government agencies, real estate developers, attorneys and individuals

Traynor & Associates, Inc
Client Listing

Banks and Financial Institutions

Bank Calumet
Citizens Bank of Central Indiana
Community Bank
Fifth Third Bank
First Merchants Bank
First National Bank
Heartland Community Bank
Hendricks County Bank and Trust
Huntington National Bank
Indiana Business Bank
Irwin Union Bank
JP Morgan Chase Bank
LaSalle Bank N.A.
Lincoln Federal Savings Bank
MI Marshall & Ilsley Bank.
Monroe Bank
National City Bank, Indiana
Old National Bank
Regions Bank
Star Financial Bank
Symphony Bank
Union Federal Savings Bank

Professional (Legal, Engineering, Real Estate, etc.)

Associated Right of Way Services
Barnes & Thornburg Attorneys
Beam Longest & Neff, Engineers
Burgess & Niple Engineers
Butler Fairman & Siefert, Engineers
Campbell Kyle Profitt, Attorneys
CrossRoad Engineering
Carpenter Realtors
First Group, Engineers
Floyd Burrow & Associates, Engineers
Forsythe Racing, Inc.
Henderson, Daly, Withrow & Devoe, Attorneys
Hill, Fullwider, McDowell, Funk & Mathews, Attorneys
Kroger Gardis & Regas, Attorneys
Paul I Cripe, Inc., Engineers
Strand Associates, Engineers
United Consulting, Engineers
Zook GMAC Realty

Developers

Bay Development Corporation
Beazer Homes
Boomerang Development
Centex Homes
Dennison Properties
Estridge Group
Five Points Development
Harbour Town Ventures, LLC
Holladay Properties
Kite Development
Kosene & Kosene
Langston Development
Platinum Properties
Triton Development
Thompson Land Company
Westport Homes

Government

Carroll County Highway Department
City of Carmel
City of Elwood
City of Indianapolis
City of Noblesville
City of Terre Haute
Decatur Township Trustee
Greenwood Community Schools
Hamilton County Assessor
Hamilton County Highway Department
Hamilton County Aviation Board
Hendricks County Highway Department
Hendricks County Sewer Board
Johnson County Highway Department
Indiana Department of Transportation
Marion County Superior Court #1
MSD of Decatur Township
MSD of Lawrence Township
MSD of Perry Township
MSD of Pike Township
MSD of Wayne Township
Washington Township Trustee
Vermillion County Highway Department