

George E. Bratcher, Jr., MAI, ASA, CAE

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SUMMARY

George E. Bratcher, Jr. is President of Bratcher & Associates. He has over 40 years of experience in the real estate area as an Assessor, Treasurer, Building Inspector, Zoning Administrator, Broker and Real Estate Appraiser. Mr. Bratcher's extensive experience in the public sector and the real estate industry combine to provide the necessary knowledge to advise clients on all types of real estate issues. Mr. Bratcher has had the opportunity to appraise many different types of real estate, from residential to heavy industrial properties. George has provided appraisal and consulting services for financial institutions, attorneys, and government entities, as well as individual property owners.

Mr. Bratcher holds the MAI designation from the Appraisal Institute, and the ASA designation from the American Society of Appraisers; he is also a Certified Assessment Evaluator (CAE) with the International Association of Assessing Officers. George is a former Level IV Assessor. He has an undergraduate degree in Public Administration from Siena Heights College and a Masters in Public Administration from Western Michigan University. Mr. Bratcher has also completed an industry approved seminar involving the appraising of conservation easements through the Appraisal Institute.

George holds the following Michigan licenses: Certified General Appraiser, Licensed Real Estate Broker, and Licensed Builder. He also holds a Certified General Appraiser license in the state of Indiana. He has completed all the necessary requirements, as well as continuing education requirements for his licensing and professional designations.

EXPERIENCE

President; Bratcher & Associates, Battle Creek, Michigan; 1988-present; Independent real estate appraisal & consulting firm

Assessor; City of Battle Creek, Michigan; 1984-1988

Assessor/Treasurer/Building Commissioner/Zoning Administrator; City of Coldwater, Michigan; 1977-1982

Assessor; City of Albion, Michigan; 1975-1977

Senior Residential Appraiser; Ingham County Equalization Dept., Ingham County, Michigan; 1972-1975

EDUCATION

Western Michigan University - Master Degree, Public Administration (1984)

Siena Heights College - Bachelor Degree, Public Administration (1983)

Lansing Community College - Certificate, Property Valuation and Assessment Administration (1975)

APPRAISAL COURSES SUCCESSFULLY COMPLETED

SREA

Course #101

AIREA

Real Estate Appraisal Principles
Basic Valuation Procedures
Capitalization Theory & Techniques Part A
Capitalization Theory & Techniques Part B
Case Studies in Real Estate Valuation
Standards of Professional Practices
Narrative Report Writing

APPRAISAL COURSES CONTINUED

Appraisal Institute

- Advanced Income Capitalization (510)
- Understanding Limited Appraisals and Reporting Options
- Appraising from Blue Prints
- REIT's and the Role of the Real Estate Professional
- Case Studies in Commercial Highest and Best Use
- Partial Interest Valuation – Undivided
- Valuation of Detrimental Conditions
- USPAP – Parts A and B (410) (420)
- Highest & Best Use & Market Analysis (520)
- Separating Real & Personal Property from Intangible Business Assets (SE800)
- Rates & Ratios: Making Sense of GIMs, OARs and DCF
- Real Estate Finance Statistics and Valuation Modeling
- Expanding Your Range of Services
- General Applications I320
- II550 Advanced Applications
- Business Practices and Ethics
- FHA and The Appraisal Process
- Appraising Distressed Commercial Real Estate: Here We Go Again
- Appraising Convenience Stores
- Discounted Cash Flow Model: Concepts, Issues and Applications
- Appraisal of Medical Office Buildings
- Appraising Automobile Dealerships
- Small Hotel/Motel Valuation
- Valuation of Conservation Easements

IAAO

- Course #1, Fundamentals of Real Property Appraisal
- Course #2, Income Approach to Valuation
- Course #202, Income Approach to Valuation II
- Course #207, Industrial Property Appraisal
- Course #301, Mass Appraisal of Residential Property
- Course #305, Computer Aided Mass Appraisal Model Building
- Course #4, Assessment Administration
- Seminar, The Effects of Non-Standard Financing on the Market Value of Real Estate
- Workshop 171; IAAO Standards of Professional Practice and Ethics

- National USPAP Update – Current
- Michigan Law – Current
- Appraisal of Industrial Complexes Over 1,000,000 Sq. Ft.
- Appraisal of Shopping Centers
- Mortgage Equity for Appraisers
- Environmental Screening Guidelines for Appraisers - American Real Estate & Appraisal Institute

ENVIRONMENTAL COURSES SUCCESSFULLY COMPLETED

- NAERA - Course 101 and 102
- Environmental Property Evaluation - COR Group, Inc.

PROFESSIONAL AFFILIATIONS AND CERTIFICATIONS

Member of the Appraisal Institute - 1998 (MAI Certificate No. 11365)
Certified General Appraiser - 1991 Michigan Department of Licensing and Regulatory Affairs (License No. 1201000203)
Certified General Appraiser – 2000 Indiana Professional Licensing Agency (License No. CG40000281)
Certified Environmental Risk Screener - National Association of Environmental Risk Auditors (C.E.R.S.) - 2001
Senior Member - American Society of Appraisers (ASA) - 1986
Certified Assessment Evaluator - International Association of Assessing Officers (CAE) - 1987
Real Estate Broker - Michigan Department of Licensing and Regulatory Affairs
Licensed Residential Builder - Michigan Department of Licensing and Regulatory Affairs
Licensed private pilot – FAA

PARTIAL LIST OF COMPLETED PROJECTS

Lead appraiser for land acquisition in:

- City of Newaygo - Wastewater Treatment Plant Expansion
- City of Alma - Industrial Park Expansion
- City of Battle Creek - Avigation Easement Appraisals Airport Expansion (Kal-Aero)

Supervised real estate acquisition phase of Emmett Street Overpass project for the City of Battle Creek. (1996)

Provided real estate appraisal for the City of Warren for the purchase and redevelopment of the former Detroit Arsenal Tank Plant. (1997)

Provided real estate appraisals for land acquisition in the Michigan Department of Transportation BL-94 extension project in Battle Creek. (1999)

Provided real estate appraisals for land acquisition in the Michigan Department of Transportation M-6 By Pass project in Grand Rapids. (2000)

Provided real estate appraisals as part of the team organized for land acquisition in the Michigan Department of Transportation Red Arrow Highway Project in Berrien County. (2000)

Provided real estate appraisals as part of the team organized for land acquisition in the Bureau of Aeronautics Southwest Michigan Regional Airport Runway Extension Project in Benton Harbor, Michigan (2003/2004/2005/2006/2007/2008/2009).

Provided real estate appraisal for FAA Land Release at the Pellston Regional Airport of Emmet County, Pellston, Michigan (2007).

Provided real estate appraisals for avigation easements for the South Haven Regional Airport Board, South Haven, Michigan (2007).

Provided real estate appraisals as part of the team organized for land acquisition in the road right-of-way project for the Firekeepers Casino Development, Battle Creek, Michigan (2008).

Provided real estate appraisals for avigation easements for the WK Kellogg Regional Airport, Battle Creek, Michigan (2009).

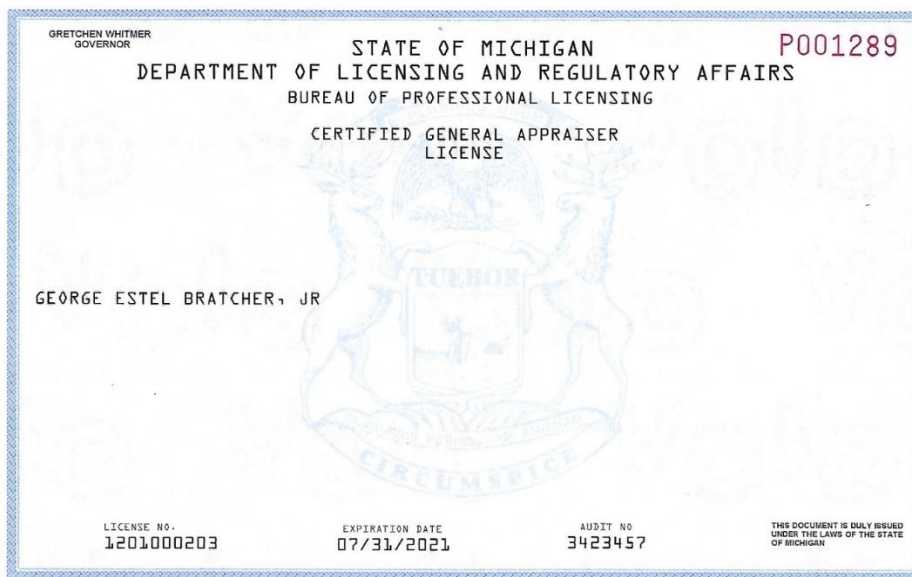
Provided real estate appraisal services for acquisition of properties located along the Kalamazoo River involved in the ruptured oil pipeline for Enbridge Energy (2010/2011).


Provided real estate appraisal services for Tecumseh Products regarding properties impacted by ground water contamination (2012)

LITIGATION EXPERIENCE

Along with providing quality appraisals, Mr. Bratcher has been deposed on numerous occasions, with the property dispute settled before proceeding to an actual court case. Mr. Bratcher has testified as an expert witness in Ingham County District Court, in Calhoun County Circuit and District Courts, and in Federal Tax Court. During his assessing career, Mr. Bratcher appeared before the Michigan Tax Tribunal numerous times, and since 1972 has appeared before the Tribunal approximately 8 – 10 times. Litigation experience also includes the following projects.

- Marshall, MI- Flooded basements and their impact on property value.
- Tooele, UT- Value of avigation easements.
- East Lansing, MI- Loss in value of homes found to have been built on an abandoned landfill.
- Tecumseh, MI- Loss in value for properties impacted by Tecumseh Products contamination of ground water.
- Augusta, MI- Impact of Enbridge oil spill on property values.
- Battle Creek, MI- Moon Drain, Estimating value of drain easements.



	Indiana Professional Licensing Agency Real Estate Appraiser Licensure Board 402 W. Washington Street, W072 Indianapolis, IN 46204	
	Certified General Appraiser	
License Number	Expire Date	
CG40000281	06/30/2022	
George Bratcher, Jr		
Eric J. Holcomb Governor State of Indiana	Deborah J. Frye Executive Director Indiana Professional Licensing Agency	