

APPRAISER QUALIFICATIONS
William J. Pastuszek, Jr., MAI, ASA, MRA
399 Chestnut Street, Needham, Massachusetts 02492
(617) 928-1778 (ph) (617) 663-6208 (e fax) email: billp@shepherdnet.com

Appraisal Designations

- MAI Member Appraisal Institute
- SRA Senior Residential Appraiser, Appraisal Institute
- AI-GRS General Review Specialist, Appraisal Institute
- MRA Designated Member, Massachusetts Board of Real Estate Appraisers
- ASA Senior Member, Urban Property, American Society of Appraisers

Appraisal Certification

- State Certified General Real Estate Appraiser, Commonwealth of Massachusetts, License #10.
- State Certified General Real Estate Appraiser, State of New Hampshire, License NHCG-566.
- State Certified General Real Estate Appraiser, State of Rhode Island, License CGA.0020032
- Appraiser Qualifications Board AQB Approved Uniform Standards of Professional Appraisal Practice (USPAP) Instructor #10489.

Appointments

- Chairman, 1998- 2005, Commonwealth of Massachusetts, Board of Registration, Real Estate Appraisers. Board Member, Commonwealth of Massachusetts, Board of Registration, Real Estate Appraisers, 1996 - 2005.
- Vice Chairman, Commonwealth of Massachusetts, Board of Registration, Real Estate Appraisers, 1997 - 1998.
- Member, Educational Council of the Appraisal Foundation Sponsors (ECAFS), 2003 - 2005.
- Member, Appraisal Standards Board, The Appraisal Foundation, Washington, DC. 2006 - 2007.

Employment Experience

Shepherd Associates LLC and Shepherd Valuation Services: Principal/Owner. Specializing in complex and unique valuation assignments, litigation support, and appraisal review for corporate, lending and government clients.

Senior Staff Appraiser: Steven C. Byrnes Associates, Inc.: Specializing in the appraisal and evaluation of all types of income-producing and special purpose properties.

Vice President and Senior Appraiser: Boston Federal Savings Bank: Residential and income property appraisal and review; appraisal administration and management, including supervision of regulatory compliance and development of bank appraisal policies.

Organization Service

American Society of Appraisers: Real Property Committee, USPAP Sub-committee, First Examiner - Real Property.

Massachusetts Board of Real Estate Appraisers: Past President, Board of Trustees; Former Chair, Education Committee, Board of Examiners, Seminars Committee; Alternate MBREA Representative - Appraisal Foundation Advisory Council. Member, Valuation Bias Task Force.

Appraisal Institute, Greater Boston Chapter: Served on Board of Directors; Co-Chair; Legislative Affairs Committee; Seminars Chair; Young Advisory Council, Regional Representative Alternate; Appraisal Institute Mass & RI Chapter; Candidate Advisor.

Education

B.A., Oberlin College, Oberlin, Ohio.

Types of Properties Appraised

- Commercial, industrial, retail, non-profit, institutional and special purpose properties, motels & hotels, automobile-related properties, medical properties, multi-family, residential properties, development properties and all types of land.

Types of Assignments Performed

- Market value opinions of fee simple, leased fee, and leasehold interests for residential and commercial properties of all types, including investment and owner-occupied properties, special purpose properties, and land of all types.
- Specialized problem solving include highest and best use and feasibility analysis, rental values, contamination issues, marketability problems, corporate property disposition and site decision making, real estate tax issues, estates and other legal work, court testimony and litigation support, buy-sell decisions, limited scope appraisals, appraisal review, zoning analyses and telecommunications tower impact studies.

Clients Served

- Financial institutions, banks, attorneys, corporations, insurance companies, accountants, financial planners, individuals, trust departments, municipalities, state and federal agencies, and companies.

Expert Witness Testimony: Qualified in Middlesex Superior Court, Norfolk Probate Court, Middlesex, Norfolk and Suffolk Probate Courts, Massachusetts District Courts, and Boston, Worcester and New York City Federal Bankruptcy Courts. Qualified at the Appellate Tax Board. Numerous ZBA hearings as a real estate expert.

Articles and Publications

- New England Real Estate Journal - Monthly Columnist
- Development Reviewer: Fisher and Martin, Income Property Valuation (Dearborn Financial Publishing, Chicago)
- Development Reviewer, Fisher and Tosh, Questions and Answers to Help You Pass the Real Estate Appraisal Examinations (Dearborn Financial Publishing, Chicago)
- Contributor - Newsletter, Massachusetts Board of Real Estate Appraisers; Newsletter, Greater Boston Chapter of the Appraisal Institute, Banker and Tradesman.

Education Offerings Written/Developed

- Mixed Use Properties
- Review Appraising
- Golf and Religious Properties
- Easements
- Restaurant Valuation
- Appraising for Banks
- Income Property Appraising Topics
- Effectively Using the HP 12-C Calculator & Excel
- Technology and the Appraiser, Residential Appraisal Trends

Continuing Education: Mr. Pastuszek is in compliance with the continuing education or recertification programs of the Appraisal Institute, American Society of Appraisers, and the Massachusetts Board of Real Estate Appraisers.

Teaching/Educational Affiliations

Current

-*Massachusetts Board of Real Estate Appraisers, Instructor/Developer* - Residential and income courses and seminars.

Previous

-*Bentley College, Waltham, Massachusetts* - School of Continuing and Professional Studies, Senior Instructor: Residential and income property appraisal courses, 1986-1998.

-*Stonehill College, Easton, Massachusetts* - Instructor, Continuing Education, Residential & Income Property Appraisal, Massachusetts Board of Real Estate Appraisers.

-*Realtors Institute, Massachusetts Association of Realtors* - Instructor, GRI III.

-*Appraisal Institute* - Instructor: Course 101, Basic Valuation Procedures (120), Basic Income Capitalization Techniques (310), seminars.

-*Instructor, Panelist, and Seminar Leader*: Organizations include assessors' organizations, New England League of Savings Institutions, Risk Management Association, Massachusetts Mortgage Bankers, Massachusetts Board of R.E. Appraisers "Breakfast with Experts," New England Real Estate Journal, Financial Managers Society, Massachusetts Association of Assessors, IAAO, and various Realtors organizations.

Course/Curriculum Development

MBREA – Residential and Commercial Course. Seminars: Residential Trends, Mixed Use Properties, Distressed Properties, Religious Properties, Easements, Unique and Unusual Properties, Effective Appraisal Communications, Market Analysis & Quantitative Techniques. Residential and Commercial Review.

Other

- *Franklin Land Trust*. Board Member.
- *Massachusetts Board of Real Estate Appraisers*: Inductee, Appraiser Hall of Fame.
- *Massachusetts Board of Real Estate Appraisers*: William D. Steward Service Award Recipient.
- *Neponset River Watershed Association*. Board Member. Chair, Governance Committee
- *Trout Unlimited*. Current National Leadership Council Representative for Massachusetts. Former President, Greater Boston Chapter. Member, Grants Committee, MA-RI Council.

Fold, Then Detach Along All Perforations

COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE
BOARD OF

REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
GEN. REAL ESTATE APPRAISER

WILLIAM J PASTUSZEK JR



LICENSEE SIGNATURE

10	05/10/2026	600544
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER