

Petersen LaChance Regan Pino, LLC

Professional Qualifications

William LaChance MAI SRA

SUMMARY OF QUALIFICATIONS

William A. LaChance is a partner at Petersen LaChance Regan Pino, LLC, a real estate services firm established in 1994 with public, private, and institutional clients throughout New England. Mr. LaChance provides appraisal, consulting, and evaluation services involving rights in real estate for purchase or sale, financing, eminent domain, IRS reporting, and tax appeal. Land commonly analyzed includes tracts for residential subdivision and development, and parcels for commercial or industrial development. Improved properties analyzed include retail, office, industrial, and residential. Mr. LaChance has extensive subdivision, easement and other partial-interest appraisal experience, as well as special purpose property experience concerning automobile dealerships, marinas, self-storage facilities, corridors, farmland, and contaminated sites.

Since 1990 Mr. LaChance has provided municipalities, various agencies of the Commonwealth, and the federal government with appraisals of real estate proposed for partial acquisition by eminent domain. Since 1984 Mr. LaChance has performed numerous appraisals and review appraisals before and after a transfer of development rights for the Commonwealth's Agricultural Preservation Restriction program, for conservation restriction, and for submission to other state and federal agencies including the Internal Revenue Service. Among the many courses and exams successfully completed are the Uniform Appraisal Standards for Federal Land Acquisitions and ASFMRA Courses 380 & 390 concerning the review of appraisal reports.

PARTIAL LIST OF LARGE APPRAISAL ASSIGNMENTS

- Miles of natural gas pipeline easements through numerous properties in different ownerships
- A tax appeal concerning a 300,000 square foot office building
- A portfolio of 90+ parcels comprised of vacant land, strip retail, office, and industrial properties
- A large yacht club and function center of substantial operational complexity
- Market rent and market value of an oceanfront peninsula improved with 165 rental cottages
- A southeastern Massachusetts cranberry bog market study
- 1.1 million square feet of office and industrial space in 11 buildings on 265 acres
- 40 residentially zoned acres improved with a 10,000 square foot estate dwelling, before and after receipt of a Zoning Appeals Board decision that would allow commercial/office and multi-family development

PRIOR EMPLOYMENT HISTORY

Hunneman Appraisal & Consulting Company, Boston, MA – Vice-President Performed diverse commercial, industrial, and residential property appraisal.	1986-1993
R.M. Bradley and Company, Inc. Boston, MA Commercial and Residential Property Appraiser and Ad Valorem appraisal	1982-1986
Robert J. Finnegan and Associates, Acton, MA Staff appraiser specializing in mass appraisal for Ad Valorem tax assessment.	1980-1982

EDUCATION

North Adams State College (now Massachusetts College of Liberal Arts), North Adams, MA B.S. in Business Administration	1976
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PROFESSIONAL DESIGNATIONS AND LICENSES

Member of Appraisal Institute since 1992 (MAI #9433), (2010 Chapter President)
Senior Residential Appraiser since 1988, (SRA #2266)
Certified General Appraiser since 1992, Massachusetts (License #497)
Real Estate Broker since 1979, Commonwealth of Massachusetts (License # 104087)

ADDITIONAL MEMBERSHIP

International Right of Way Association

COURT TESTIMONY

Petersen LaChance Regan Pino, LLC

Mr. LaChance has qualified as an expert witness before the Appellate Tax Board of the Commonwealth of Massachusetts, Suffolk County Superior Court, Essex County Superior Courts in Lawrence and Newburyport, Norfolk County Probate Court, Middlesex County Superior Court, and U.S. District Courts in Worcester and Boston, Massachusetts.

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