



WILLIAM MORAN, RAA, GAA
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Qualifications, Licenses, Affiliations, Designations

- Florida Certified General Appraiser RZ4169
- Massachusetts Certified General Appraiser 70815
- Massachusetts Real Estate Broker 9531704
- RAA Designation – National Association of Realtors Residential Accredited Appraiser
- GAA Designation – National Association of Realtors General Accredited Appraiser
- Member – National Association of Realtors
- Member – Massachusetts Association of Realtors
- Member – Cape Cod & Islands Association of Realtors
- Member – Nantucket Association of Real Estate Brokers
- Member – LINK Nantucket (MLS)
- Member – LINK Martha's Vineyard (MLS)
- Member – Marco Island Area Association of Realtors
- Member – Naples Area Board of Realtors
- Executive Board – Past Nantucket Director, Cape Cod & Islands Association of Realtors

Present Positions – President/Owner

- Marco Island Appraisal LLC
- Nantucket Real Estate & Appraisal
- Residential and commercial appraiser
- Residential focus on high-end, complex and/or water influenced properties
- Commercial focus on retail, acreage, agriculture and governmental acquisition and disposal
- More than 5 billion in valuation dollars in last 10 years

Prior Positions

- Senior Staff Realty Consultant, Tecumseh Professional Associated, Albuquerque, NM
- Staff Appraiser, Portland Natural Gas Transmission System, Portsmouth, NH
- Senior Staff Realty Specialist, USCG, Civil Engineering Unit, Providence, RI
- Senior Staff Review Appraiser, VA Division of Loan Guaranty, Newark, NJ
- National Review Appraiser, USDA, Natural Resource Conservation Service Programs
- Senior Staff Realty Specialist, US Fish & Wildlife Service, Regional Office, Hadley, MA

Professional Awards

- Vice President Gore, Hammer Award, Best Practices, Lighthouse Preservation Program
- US Secretary of Transportation, Team Award, real estate transfer, Governors Island, NY, NY
- USCG Special Act Award, Office of Management and Budget Planning, Wildwood EECEN

Projects of Significant Social, Environmental or Economic Impact

- USCG Atlantic HQ, Governors Island, NY, NY – Real Estate Appraisal, Base Closure
- USCG Atlantic HQ, Governors Island, NY, NY – Real Estate Transfer, Base Sale
- USDA, NRCS, Grassland Reserve Program – National Review Appraiser
- USDA, NRCS, Wetland Reserve Program – National Review Appraiser
- USDA, NRCS, Farm & Ranch Protection Program – National Review Appraiser
- USDA, NRCS, Healthy Forest Reserve Program – National Review Appraiser
- USCG, NPS, Historic Light Preservation Program – 38 Lighthouse Transfers
- NPS, Cape Hatteras National Seashore, NC – Real Estate Appraisal
- BIA, Wounded Knee, Pine Ridge Reservation, SD – Real Estate Appraisal
- Army COE, Port of Portland Transportation Terminal, OR – Real Estate Appraisal
- USFWS, Moosehorn NWR, ME – Land Acquisition
- USFWS, Cape May NWR, NJ – Land Acquisition
- USFWS, Ohio River Islands NWR, WW, PA, OH, KY – Land Acquisition
- USFWS, Back Bay NWR, VA – Land Acquisition
- USFWS, Pease AFB, NH – Real Estate Appraisal, Base Closure
- USCG, Sankaty Light, Nauset Light, Highland Light – Lighthouse Relocation Team

Expert Witness

- Nationally, majority of federal employment and consulting was subject to the Uniform Relocation Assistance and Real Property Acquisition Police Act (Uniform Act). Assignments conducted on the assumption that the appraisal will be litigated requiring advanced knowledge in real estate and/or appraisal principles, methodologies for Federal, State, County and Municipal regulations and procedures.
- Locally, engaged to provide appraisals relied upon in mediation and the courts. Appraisals and testimony introduced as expert opinions in – Nantucket and Barnstable Counties, Massachusetts; Fairfield County, Connecticut; Westchester County, New York and East Baton Rouge Parish, Louisiana.

Professional Education

- Luxury Home Appraisal
- Environmental Concepts of Analysis
- Appraisal of Owner-Occupied Commercial Properties
- Advance Hotel Appraising
- Environmental Issues for Appraisers
- 2-4 Family Finesse
- Appraisal Applications of Regression Analysis
- Mold, Pollution, and the Appraiser
- Advanced Income Approach
- Private Appraisal Assignments
- Appraisal of Self-Storage Facilities
- Residential Appraisal Review
- Advanced Cost Approach
- Eminent Domain and Condemnation
- Comparative Analysis
- New Technology for Real Estate Appraisers
- GIS – The Executive Overview
- Scope of Work
- Appraisal of Fast-Food Facilities
- Seller Agency
- That is a Violation
- Rural Appraisal Review
- Farm and Ranch Appraisal
- Supporting Your Adjustments – Methods for Residential Appraisers
- Buyer Agency
- Seller Agency
- Expert Witness
- Residential Mortgage Loan Market and Credit Today
- Massachusetts Real Estate License Law and Regulations
- Florida Real Estate Broker Course
- Florida Supplemental Real Estate Appraisal Law
- Contract Law
- Fair Housing
- Golf Course Appraisal
- Restaurant Appraisal
- Uniform Standards for Federal Land Acquisition – Case Studies
- Uniform Standards for Federal Land Acquisition – Yellow Book Review
- 300 Hours of pre-licensure appraisal education
- Massachusetts Real Estate Broker continuing education fulfilled thru 3/22/2023
- Massachusetts Real Estate Appraisal continuing education fulfilled thru 3/22/2024
- Florida Real Estate Appraisal continuing education fulfilled thru 11/30/2024
- Florida pre-licensure Real Estate Broker pre-licensure education fulfilled thru 12/12/2022
- All USPAP Updates fulfilled thru 2004-2023

Significant Appraisal Clients

- United States Department of Justice
- Town of Nantucket, Town of Barnstable, Massachusetts
- Federal Agencies, including – USCG, USDA, NRCS, USAF, USN, Army COE, DOI, BIA, Navy, NIH