

QUALIFICATIONS OF APPRAISER

Thomas W. Kubert, MAI, CCIM

EXPERIENCE

Kubert Appraisal Group, P.C.
President, 2018 – Current
Staff Appraiser, 2018 - Current
Great Plains Appraisal Company, Lincoln, Nebraska
President, 2007-2018
Staff Appraiser, Commercial Division 1992-2018
Lancaster County Assessors Office, Lincoln, Nebraska
Sr. Residential Appraiser, Residential Division 1993-1994
Staff Appraiser, Residential Division 1992-1993
Listing Technician, Residential Division 1991-1992

Extensive experience since 1991 in the appraisal of commercial, industrial, agricultural, residential, and special-purpose properties. Primary experience related to general appraisal, real property tax, condemnation, and litigation issues.

LICENSES

Nebraska Real Estate Appraiser – 1995-Current
- Certified General Appraiser CG 950191
Nebraska Real Estate Brokers License – 2007-Current
- Brokers License 20070663
Iowa Real Estate Appraiser – 2018-Current
- Certified General Appraiser CG 03616

PROFESSIONAL AFFILIATIONS

Appraisal Institute - MAI Designation - 2002
Realtors Association of Lincoln - REALTOR®-Appraiser Member - 2003
CCIM Institute (Certified Commercial Investment Member Institute) – CCIM Designation 2006
Nebraska Department of Revenue, Property Assessment Division
- County Assessor/Deputy Assessor Certification –2012 to Current
o Certificate 120801
Nebraska Real Property Appraiser Board - 2011 to 2015
- 1st Congressional District Representative
- Association of Appraisal Regulatory Officials
Nebraska Department of Roads
Right of Way Division – Approved Appraiser List for All Appraisals and Appraisal Reviews
Lancaster County Board of Equalization
- Tax Equalization Coordinator, 2003-Current
- Referee Coordinator. 2005-2018
- Assistant Coordinator, 1997-2004
- Referee – 1995-2018

QUALIFICATIONS OF APPRAISER

Thomas W. Kubert, MAI, CCIM
(Page 2)

EDUCATION

- University of Nebraska-Lincoln, Lincoln, Nebraska
 - Bachelor of Science, Business Administration 1990
- Appraisal Institute - Coursework
 - "Standards of Professional Practice, Part C - Course 430" - 2000
 - "Report Writing and Valuation Analysis - Course 540" - 1998
 - "Advanced Applications - Course 550" - 1997
 - "Advanced Sales Comparison & Cost Approaches - Course 530" - 1997
 - "Standards of Professional Practice, Parts A & B - Course 410/420" - 1996
 - "Highest & Best Use and Market Analysis - Course 520" - 1996
 - "Advanced Income Capitalization - Course 510" - 1995
 - "Basic Income Capitalization - Course 310" - 1994
 - "Residential Valuation" - 1992
 - "Real Estate Appraisal Methods" - 1991
 - "Eminent Domain and Condemnation" – 2016
- Appraisal Institute – Seminars
 - "Online Data Verification Methods" - 2018
 - "Honing In: State of the Industry and Professional Development" - 2017
 - "Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications" - 2017
 - "Online Cool Tools: New Technology for Real Estate Appraisers" - 2016
 - "Analyzing Tenant Credit Risk and Commercial Lease Analysis" – 2012
 - "Business Practices and Ethics" – 2012/2017
 - "Real Estate Finance Statistics and Valuation Modeling" - 2012
 - "Effective Appraisal Report Writing" – 2011
 - "Uniform Standards of Professional Appraisal Practice Update" – 2011
 - "Uniform Standards of Professional Appraisal Practice Update" – 2010
 - "Appraisal Curriculum Overview - 2010
 - "Appraising Distressed Commercial Real Estate - 2009
 - "Forecasting Revenue" – 2009
 - "Introduction to Valuing Green Buildings" – 2008
 - "Appraisal Challenges: Declining Markets and Sales Concessions" – 2008
 - "Uniform Standards of Professional Appraisal Practice Update" – 2008
 - "Business Practice and Ethics – Course 420" - 2007
 - "Litigation Skill for the Appraiser: An Overview" - 2007
 - "Uniform Appraisal Standards for Federal Land Acquisitions" - 2006
 - "Market Analysis and the Site to Do Business" - 2005
 - "Building Transferable Skills Sets Seminar" - 2005
 - "Scope of Work: Expanding Your Range of Services" - 2004
 - "Loss Prevention Program for Real Estate Appraisers" - 2004
 - "Subdivision Analysis" - 2003
 - "The Road Less Traveled: Special Purpose Properties" - 2003
 - "Appraisal Consulting: A Solutions Approach for Professionals" - 2003
 - "Appraisal in Litigation" - 2002
 - "Appraising Environmentally Contaminated Properties" - 2002
 - "Attacking and Defending an Appraisal in Litigation" - 2002
 - "Eminent Domain and Condemnation Appraising" - 2001
 - "Case Studies in Commercial Highest and Best Use" - 2000
 - "Demonstration Appraisal Report Writing" - 1998
 - "Litigation Skills for the Appraiser" - 1997
 - "Analyzing Operating Statements" – 1997
- Nebraska Real Property Appraisal Board
 - "Ed Tour 2009" -2009
 - "Standard 3 Review Training Session" - 2009
 - "Standard 3 Review Training Session" - 2007

QUALIFICATIONS OF APPRAISER

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(Page 3)

EDUCATION (Continued)

The Appraisal Foundation

“State Investigator Training – Level 1” – 2013

“State Investigator Training – Level 2” - 2013

The American Society of Farm Managers and Rural Appraisers

“Appraisal Review Under Uniform Standards for Federal Land Acquisitions”
–Course A-380 – 2007

CCIM Institute

“Ethics Course Online Seminar” - 2008

“Core Concept Review Course” - 2006

“Investment Analysis for Commercial Investment Real Estate- Course CI104” – 2006

“User Decision Analysis for Commercial Investment Real Estate – Course CI103” – 2006

“Market Analysis for Commercial Investment Real Estate– Course CI102” – 2005

“Financial Analysis for Commercial Investment Real Estate– Course CI101” - 2005

Southeast Community College

“Real Estate Law” - 1996

"Real Estate Investments" - 1996

"Real Estate Finance" - 1995

"Real Estate Appraisal" - 1991

Other Education Providers

American Bankers Association

“Going Concern Appraisals; Understanding Tangible and Intangible Assets” - 2011

Crew Midwest

“2013 Commercial Real Estate Workshop” - 2013

“2012 Commercial Real Estate Workshop” - 2012

International Association of Assessing Officers

“CAMA Valuation Model Building” Course 305 - Residential - 1993

International Right of Way Association

“Reviewing Appraisals in Eminent Domain” –Course 410 - 2006

The Moore Group

“Uniform Standards of Professional Appraisal Practice Update” - 2020

“Uniform Standards of Professional Appraisal Practice Update” - 2018

“Uniform Standards of Professional Appraisal Practice Update” - 2016

“Report Writing Update and Case Studies” - 2015

“Nebraska Supervisory Appraiser and Trainee Appraiser Course” -2015

“Uniform Standards of Professional Appraisal Practice Update” - 2014

“Uniform Standards of Professional Appraisal Practice Update” – 2013

"Uniform Standards of Professional Appraisal Practices" - 2006

"Uniform Standards of Professional Appraisal Practices" – 1991

McKissock

“The Green Guide to Appraising” - 2013

Larabee School of Real Estate

“Protecting Your Clients’ Health – Risks Exposed” 0314R - 2017

“Everyday Ethics in Real Estate” 0845R - 2017

“Contracts 0742R” - 2015

“Fair Housing and Real Estate” – 2012

“Ethical Obligations to Clients and Customers” – 2012

“License Law / Agency Review” - 2011

“Nebraska Agency” - 2009

“Fair Housing” - 2008

“Sales and Brokerage” - 2007

"Writing the Narrative Report" - 1995

Midwest Appraisers Association

“Uniform Standards of Professional Appraisal Practice” – 7 Hour Update - 2004