

**Professional  
Qualifications**

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**Thomas R.  
Horner, MAI**

*President*

**OHIO REAL ESTATE CONSULTANTS, INC.**  
201 Bradenton Avenue  
Dublin, Ohio 43017  
614/791-0038 Phone  
614/791-8956 Fax  
Email: [justin@ohiorealestate.org](mailto:justin@ohiorealestate.org)

**PROFESSIONAL DESIGNATIONS AND AFFILIATIONS**

Ohio Real Estate Appraiser Board G.A. Certification #380180

**MAI:** Appraisal Institute Member No. 9370  
**SRA:** Appraisal Institute Member No. 2332  
**AI-GRS:** Appraisal Institute – General Review Specialist  
**ASA:** American Society of Appraisers, Senior Member  
**Affiliate Member:** Columbus Board of Realtors  
**Affiliate Member:** National Association of Realtors  
**Associate Member:** Columbus Commercial, Industrial and Investment Realtors (CCIIR)  
Ohio Department of Transportation Pre-Qualified For Value Analysis, Appraisal and Appraisal Review

**EMPLOYMENT**

**11/91 – Present:** Ohio Real Estate Consultants, Inc.  
**Position:** President

**1/84 – 10/91:** Associated Consultants and Appraisers, Inc.  
**Position:** Senior Appraiser

**EDUCATION**

**Degrees**

**1981:** Bachelor of Science in Natural Resources  
College of Agriculture  
The Ohio State University, Columbus, Ohio

**1990:** Masters in Business Administration (MBA)  
Capital University, Columbus, Ohio

**EXPERT WITNESS EXPERIENCE**

- Board of Tax Appeals (State of Ohio)
- Board of Revision (14 Ohio Counties)
- Court of Common Pleas, Delaware County, Ohio
- Court of Common Pleas, Franklin County, Ohio
- Court of Common Pleas, Mercer County, Ohio
- Court of Common Pleas, Ross County, Ohio
- Federal Bankruptcy Court – Columbus, Ohio and Detroit, Michigan
- Ohio Supreme Court (Tax Appeal)

**REVIEW APPRAISER CLIENTS**

- FirstMerit Bank
- National City Bank – Now PNC Bank
- Huntington National Bank
- Fifth Third Bank
- CF Bank
- Federal Aviation Administration
- Ohio Department of Transportation
- City of Columbus
- City of Dublin

**Thomas R.  
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**SPECIALTY APPRAISAL COURSES**

**1994:** Business Valuation  
**1995:** Business Valuation Part I & II  
**2005:** Review Appraisers and The Use of Appraisal Reports  
**2006:** Analyzing Distressed Real Estate  
**2007:** Appraisal Review for Federal-Aid Highway Programs  
**2007:** Uniform Appraisal Standards For Federal Land Acquisitions: Yellowbook  
**2008:** Ad Valorem Appraisal Practices – Carlile, Patchen & Murphy  
**2010:** Eminent Domain and Condemnation (OL-663)  
**2012:** Valuation of Conservation Easements (Appraisal Institute – Course 797)  
**2013:** Trouble With Easements – WEBRP108 (American Society of Appraisers)  
**2015:** Eminent Domain From Start to Finish (National Business Institute)  
**2017:** Business Practices and Ethics (OL)  
**2017:** Uniform Appraisals Standards For Federal Land Acquisitions: Yellowbook  
**2017:** Review Theory – General (Appraisal Institute)  
**2018:** Appraisal Day Seminar – IRWA Buckeye Chapter 13  
**2018:** 41<sup>st</sup> Annual Economic Seminar  
**2019:** Forecasting Revenue (OL)  
**2020:** Supervisory Appraiser / Trainee Appraiser Course

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAI's and SRA's who meet the minimum standards of this program are awarded periodic educational certification. Thomas R. Horner is certified under this program.

**ACCOMPLISHMENTS / OFFICES HELD**

**1973:** Eagle Scout  
**1991 – 1993:** Education Chairperson – Cardinal Ohio Chapter Appraisal Institute  
**1995 – 2006:** MAI Admissions Chairperson – Cardinal Ohio Chapter Appraisal Institute  
**2004:** Guest Lecturer, The Ohio State University  
Real Estate Investment Analysis (Finance 771)  
**2007:** Over 10 Years of Membership Aware – Columbus Board of Realtors  
**2007:** Distinguished Service Award – Cardinal Ohio Chapter Appraisal Institute  
**2014:** Presenter – Eminent Domain From Start to Finish National Business Institute Seminar  
**2014:** Presenter – Building a Pipeline-The Legal Perspective National Business Institute –  
Webinar  
**2015:** Presenter – International Right-of-Way Association – Utility Day  
Appraising Power Line Easements and Right-of-Ways  
**2017:** Guest Lecturer, The Ohio State University  
Real Estate Law (Appraisal Section)

# State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

**CERTIFIED GENERAL APPRAISER**

ISSUED TO: THOMAS RICHARD HORNER



Certificate No: NHCg-1003

EXPIRATION DATE: 08/31/2021

## State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

**Certified General Appraiser**

ISSUED TO: THOMAS RICHARD HORNER



Certificate No:  
NHCg-1003

EXPIRATION DATE:  
08/31/2021

For additional information please contact the Board office at [colleen.giffin@oplcnh.gov](mailto:colleen.giffin@oplcnh.gov) or visit our web site at <http://www.oplc.nh.gov/real-estate-appraisers/index.htm>

**APPRAISER DISCLOSURE STATEMENT**  
**In Compliance with Ohio Revised Code Section 4763.12 (C)**

1. Name of Appraiser: Thomas R. Horner, MAI, AI-GRS, SRA, ASA

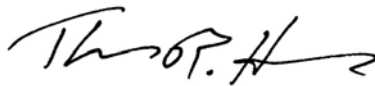
2. Class of Certification/Licensure:  Certified General  
 Licensed Residential  
 Temporary  General  Licensed

Certification/Licensure Number: 380180

3. Scope: This report  is within the scope of my Certification or License.  
 is not within the scope of my Certification or License.

4. Services Provided By:  Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal.



Thomas R. Horner, MAI, AI-GRS, SRA, ASA

**This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.**

State of Ohio  
Department of Commerce  
Division of Real Estate  
Appraiser Section  
Cleveland (216)787-3100

**Company  
Profile**

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# Company Profile

## **BACKGROUND – OHIO REAL ESTATE CONSULTANTS, INC.**

Horner & Company, Inc. (now doing business as Ohio Real Estate Consultants, Inc.) was founded in 1991 as a real estate appraisal and consultation firm. The purpose of the company is to provide our clients with quality service and credible real estate expertise.

## **SERVICES PROVIDED**

- Appraisals
- Appraisal Reviews
- Rent Comparability Studies
- Feasibility Analyses
- Market Studies
- Consultation
- Litigation Support
- Expert Testimony

## **PROPERTY TYPES**

- Single-Family Subdivisions
- Multifamily Communities
- General & Medical Offices
- Retail Properties
- Industrial Properties
- Care Facilities
- Natural Habitat Lands
- Agricultural Properties
- Hotels/Motels
- Special-Purpose Properties

## **TYPICAL USE OF OUR SERVICES**

- Financing Decisions
- Eminent Domain
- Tax Appeal
- Estate Planning
- Bankruptcy
- Insurance Claims
- Probate
- Purchasing/Selling

## **COMMON USERS OF OUR SERVICES**

- Property Owners
- Lending Institutions
- Municipalities
- State Agencies
- Federal Agencies
- Private Companies
- Public Universities
- Private Universities
- Law Firms
- Land Trusts
- Conservation Organizations
- Utility Companies
- Public Parks Departments
- Insurance Companies
- Non-Profits
- Public School Districts