

Real Estate Appraisers Board

Tracy, Robert Allen
Real Estate Appraisers
gl #4

General Information

Board/Commission and seat you are seeking:
Real Estate Appraisers Board, Board Member
Additional Boards/Commissions of interest:
None

State Boards/Commissions on which you have served:
None

First Name
Robert

Middle Name
Allen

Last Name
Tracy

Mailing Address

City

State & Zip

Email Address

Are you a registered voter?
Yes

Gender

Ethnicity

Military Service

Conflict of Interest

Certain boards and commissions require full disclosure of personal financial data under AS39.50.010. If required for the board or commission for which you are applying, are you willing to do so?
Yes

Could you or any member of you family be affected financially by decisions to be made by the board or commission for which you are applying?
Yes

Please explain the potential financial benefit
No |

Employment History

Employment work history including paid, unpaid, or voluntary.
Please see Resume'

Education, Training, Experience & Qualifications

List both formal and informal education and training experiences:
Please see Resume'

List any professional licenses, certifications, or registrations and dates obtained that may be used as qualifying criteria:

Member of the Appraisal Institute, SRA designation
Please see Resume'

List any community service, municipal government, and state positions held, and any awards received.
Please see Resume'

Conviction Record

Have you ever been convicted of a misdemeanor within the past five years or a felony within the past ten years?
No

Conviction Circumstances

Certification of Accuracy & Completeness

By submitting this online application, I swear the information I have entered on this form is true to the best of my knowledge. I understand that if I deliberately conceal or enter false information on the form my application may be rejected, I may be removed from the list of eligible candidates, or I may be removed from the position. I agree that the Office of the Governor may contact present or former employees or other persons who know me to obtain an additional information about my skills and abilities. I understand that the information on this application is public information and may be released through a legal request for such information.

Type "I certify"
"I certify"

Resume Addendum:

Resume' attached

Press Release Wording

{Robert Tracy}, {52} of {Wasilla}, is {President/Tracy & Associates} holds {SRA Designation}.

Submitted: 2/12/2016 4:48:20 AM

Robert Tracy, SRA
Certified Residential Real Estate Appraiser
State of Alaska Certificate #227

Tracy & Associates, Inc.

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SUMMARY:

I, Robert Tracy, began my appraisal career in Alaska in 1993 and have been awarded the SRA Designation (Senior Residential Appraiser) from the Appraisal Institute. I am a second generation appraiser, son of Don Tracy who began Tracy & Associates in 1976. In 23 years of service, I have performed a wide variety of residential appraisals on homes ranging from small, recreational cabins to highly customized homes valued well in excess of \$1,000,000. My assignments have also included multi-family investment properties, vacant land, and remote parcels. I have performed appraisal reviews and forensic retrospective appraisals. My clientele includes banks, credit unions, mortgage lenders, appraisal management companies, relocation agencies, and attorneys, as well as private citizens. I have also performed appraisal and consultation services for the Alaska Department of Transportation, and the Matanuska Susitna Borough.

PROFESSIONAL AFFILIATIONS:

Senior Residential Appraiser Designation (SRA), Appraisal Institute
Member, Chairman of the Candidate Guidance Committee, Alaska Chapter, Appraisal Institute (Appointed 2016 term)
Member, Board of Real Property Equalization, Matanuska-Susitna Borough, Palmer, Alaska (Appointed 2016 term)
Affiliate Member, Valley Board of Realtors

STATE OF ALASKA CERTIFICATION:

Certified Residential Real Estate Appraiser, State of Alaska, Certificate No. 227; active certification status
Certified Residential Real Estate Appraiser since 1995

FORMAL EDUCATION:

Oregon State University, Corvallis, Oregon. 1981-82
Major in Computer Science, Minor in Vocal Performance
University of Arizona, Tucson, Arizona 1982-85
Major in Graphic Design, Minor in Vocal Performance
Additional real estate appraisal courses successfully completed from the Appraisal Institute (1993 to present)

PROFESSIONAL APPRAISAL EDUCATION:

"Appraising Real Property" - Appraisal Institute (1992)
"Residential Case Studies" - Appraisal Institute (1995)
"Basic Income Capitalization" - Appraisal Institute (1995)
"Alternative Residential Reporting Forms" - Appraisal Institute (1997)
"Appraising 1-4 Family Income Properties" - Appraisal Institute (1997)
"Appraisal of Nonconforming Uses" - Appraisal Institute (1999)
"Valuation of Detrimental Conditions in Real Estate" - Appraisal Institute (1999)
"FHA Appraisal Inspections from the Ground Up" - Appraisal Institute (2000)
"Partial Interest Valuation-Divided" - Appraisal Institute (2002)
"Partial Interest Valuation-Undivided" - Appraisal Institute (2002)
"Scope of Work" - Appraisal Institute (2003)

"Standard of Professional Practice" - Appraisal Institute (2004)
"Subdivision Analysis" - Appraisal Institute (2004)
"Residential Market Analysis and Highest and Best Use" - Appraisal Institute (2006)
"Residential Site Valuation and Cost Approach" - Appraisal Institute (2006)
"REO Appraisal: Appraisal of Residential Property Foreclosures" - Appraisal Institute (2008)
"Introduction to FHA Appraising" - Appraisal Institute (2009)
"Residential Report Writing & Class Studies" - Appraisal Institute
"Real Estate Finance, Statistics, & Valuation Modeling" - Appraisal Institute
"Online Business Practices and Ethics" - Appraisal Institute
"Advance Residential Applications & Case Studies" - Appraisal Institute (2011)
"Advance Residential Report Writing" - Appraisal Institute (2011)
"Residential Sales Comparison and Income Approaches" - Appraisal Institute (2013)
"Appraising Condos, Co-ops, and PUDs" - Appraisal Institute (2014)
"Uniform Standards of Professional Appraisal Practice" - Appraisal Institute (bi-annual classes taken since 1993)

APPRAISAL SEMINARS ATTENDED:

"Valuation of Contaminated Properties" - Int'l Right of Way Assoc. (1995)
"The Technical Inspection of Real Estate" (1997)
"FHA Appraiser Update" - HUD, Santa Ana HOC (2001)
"Introduction to Real Estate Econometrics with Trend Analysis Application" (2002)
"FHA Appraiser Update" - HUD, Santa Ana HOC (2004)
"Section 184, Appraising in Indian Country" - Office of Native American (2011)
"The Uniform Appraisal Dataset from Fannie Mae & Freddie Mac" - Appraisal Institute (2011)
"Uniform Appraisal Dataset Aftereffects: Efficiency vs. Obligation" - Appraisal Institute (2014)
"Successfully Navigating Fannie Mae's Collateral Underwriter" - Appraisal Institute (2015)

U.S. GOVERNMENT APPROVALS:

HUD - FHA Approved residential appraiser (1996 to present).
HUD - Approved Section 184 (Indian Affairs) Appraiser

MARKET AREAS SERVED:

The Matanuska Valley including the communities of: Palmer, Wasilla, Houston, Big Lake, Willow, Talkeetna, Trapper Creek, Sutton, Chickaloon, and Glacier View.

PERSONAL:

With a strong background in the arts, my pastimes include singing in the Mat-Su Community Chorus, and participating in productions of Valley Performing Arts ("Scarecrow" in The Wizard of Oz) and the Glenn Massey Theatre ("Amos" in Chicago; the Musical). I also love the outdoors, enjoying year-round excursions in hiking, biking, and snowboarding.