

**MATTHEW LARRABEE, M.ARCH., MAI**

Principal Appraiser – Real Estate Services Group, Inc.  
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**PROFESSIONAL DESIGNATION  
& LEADERSHIP**

Member of the Appraisal Institute, MAI  
President, Greater Oregon Chapter of the Appraisal Institute, 2009  
Washington County Planning Commission, 2009-2012  
Adjunct Professor, Portland State University, Center for Real Estate  
Adjunct Professor, Univ. of Portland, Pamplin School of Business

**EDUCATION**

Undergraduate Degree:  
University:

Bachelor of Arts, 1976 (Psychology)  
University of California - Berkeley, California

Graduate Degree:  
University:

Master of Architecture (M.Arch.), 1982 (Architecture)  
University of California - Los Angeles, California

***Real Estate Appraisal Courses***

Appraisal Institute 705GRE	Litigation Appraising: Specialized Topics & Applications – 2011
Appraisal Institute	The Valuation of Conservation Easements – 2009
American Society of Farm Mgr./Rural Appr's.	Fundamentals of Appraisal Review – 2006
American Society of Farm Mgr./Rural Appr's.	Yellow Book: Uniform Appr'l. Stds. for Federal Land Acquisitions - 2005
Appraisal Institute Course 720	Condemnation Appraisal (Applications) – 1999
Appraisal Institute Course 710	Condemnation Appraisal (Principles) – 1999
Appraisal Institute Course 540	Report Writing and Valuation Analysis – 1999
Appraisal Institute Course 550	Advanced Applications – 1998
Appraisal Institute Course 520	Highest & Best Use and Market Analysis – 1998
Appraisal Institute Course 530	Advanced Sales Comparison and Cost Approaches – 1997
Appraisal Institute Course 510	Advanced Income Capitalization – 1995 & 2011
Appraisal Institute Course	Standards of Professional Practice – 1995 & 2000
Appraisal Institute Course 210	Applied Residential Property Valuation – 1991
Additional Coursework: Income Property Case Study & Narrative Report Writing; Real Estate Finance; Real Estate Appraisal Foundations; Real Estate Law – 1992-1995	

***Continuing Education***

International Right of Way Assoc'n.	Problems in Valuation of Partial Acquisitions - 2014
Appraisal Institute	Vineyard & Winery Valuation - 2014
Appraisal Institute	Qualitative Analysis - 2014
The Seminar Group	Eminent Domain - 2013 & 2003; Oregon Land Use Law - 2013
Appraisal Institute	ODOT Appraisal & Review Process - 2013
Appraisal Institute	Valuation of Conservation Easements and Taxes - 2013
Appraisal Institute	Willamette Valley Agricultural Financing and Current Market - 2011
Appraisal Institute	Common Errors & Misconceptions - Yellow Book - 2011
Oregon Society of Farm Mgr./Rural Appr's.	Ag Finance, Markets, Technology and Land Ownership - 2009
Appraisal Institute &c	USPAP–2009,'11,'13,'15; Business Practices & Ethics - 2009,'14

Additional Continuing Education (Appraisal Institute): IRS Valuation Summit - 2011; Case Studies in Partnership & Common Tenancy Valuation - 2009; Valuing Green Buildings - 2008; Real Estate Finance, Statistics, and Valuation Modeling - 2008; Appraising Convenience Stores - 2006; Litigation Appraising: Specialized Topics - 2006,'11; Valuation of Detrimental Conditions in Real Estate- 2006; Analyzing Distressed Real Estate - 2005; Subdivision Analysis - 2005; Measure 37 - 2005; Small Hotel/Motel Valuation - 2005; Land Valuation - 2004; Evaluating Commercial Construction - 2004; Attacking & Defending Appraisals in Litigation - 2001; Corridor Valuation - 2002; Construction Costs - 1996; Additional Continuing Education (Others): Appraisal Foundation: USPAP Instructor's Course - 2002,'05, '07; Marylhurst University: Uncertainties of Measure 37 - 2005; American Society of Farm Mgr./Rural Appr's.: Timber and Timberland Evaluation - 2005; Oregon Law Institute: Measure 37 Summit - 2005; Recent Issues Affecting Land Use Development; Non-urban Properties Symposium; Oregon Society of Farm Mgrs./Rural Appr's.: Appraising Unique, Complex & Mixed Use Agricultural Properties - 2004; International Right-of-Way Association: Federal Yellow Book Updates - 2001

**LICENSING, PROFESSIONAL AFFILIATIONS, and AWARDS**

- Member of the Appraisal Institute, MAI (Designation awarded 2004)
- Member, Oregon Society of Farm Managers & Rural Appraisers (2004-present)
- Oregon State Certified General Appraiser (Certificate C000543; First certified 1996, expires 3/31/2016)
- Washington State Certified General Appraiser (Certificate 1101827, expires 3/2/2017)
- AQB national USPAP Instructor, certified by the Appraisal Foundation (Certif. 10135; 2002-3/2010)
- California Registered Architect (Certificate No. C20644; First licensed 1989, expires 3/31/2017)
- Appraisal Institute, Greater Oregon Chapter: Secretary (2006); Treasurer (2007); VP (2008); President (2009)
- Education Committee Chairman, Greater Oregon Chapter of the Appraisal Institute (2006-2008; 2010-2014)
- Appraisal Institute, Leadership Development & Advisory Council (LDAC), Washington DC (2005)
- Appraisal Institute, Greater Oregon Chapter, President’s Service Award, 2004
- Appraisal Institute, Greater Oregon Chapter, Outstanding Service & Leadership Award, 2011

**REAL ESTATE APPRAISAL & CONSULTING EXPERIENCE**

2004-present: Principal Appraiser and President, **Real Estate Services Group, Inc.** – Providing real estate appraisal, consultation, expert witness testimony, and instructional services for private and public sector clients in the Pacific Northwest. Valuation assignments include: 360 acre oceanfront tract in Tillamook County; 131 acre Klickitat County ranch with income-producing wind turbines; 681 acre Clackamas Riverfront tract with golf course, timber, and farm; Numerous “Yellow Book” appraisals of Wetland, Woodland, Riparian, Bayfront, and Floodplain tracts; Flowage Easements, Grant County, Wash.; Federal Land Exchanges, Franklin and Grant Counties, Wash.; 205 acre Willamette Riverfront tract with 78 acres of Filberts, three dwellings, horse arena, vineyard; 341.67 acre Willamette Riverfront tract with 73 acres of Filberts, woodlands, dwellings, and vineyard-capable land; 277 acre woodland with vineyard capability, Dundee Hills AVA; 54 acre organic blueberry farm, Jefferson; 103 acre Punch Bowl Tract, Hood River; Retreat Centers; Conservation Easements (Before & After) on farms and woodlands in Oregon & Washington; 145 acres sold by River View Cemetery to Portland Parks; TriMet South Waterfront transit station site on Zidell and OHSU tracts; 797 acre Columbia Riverfront ranch with 6,774 SF residence and 5 furlong racetrack; Historical buildings at Fort Vancouver and SE Portland; Trail Easements; 112 acre Poplar research facility, Westport; 47 acre parcel at PDX for conversion from golf to industrial development; 405 acre grass seed farm, Washington County; 89 acres for tribal fishing rights along Columbia River; 552,000 SF US Post Office, Pearl District; 71,000 SF manufacturing facility, Lake Oswego; Portland CBD parking garage with national chain retail tenants; Telecom tower, Cape Blanco. Appraisal Review: Multiparcel Land Exchange (Oregon Parks / Bandon Dunes GC); 88 acre marine industrial site, Warrenton.

1994-2004: Senior Staff Appraiser/Staff Appraiser/Research Assistant - **Moscato, Ofner & Henningsen, Inc.**, Portland, Oregon (Louis J. Moscato, MAI, Lawrence E. Ofner, MAI, and Scott Henningsen, MAI, Principals) – Primary duties were the appraisal of existing and proposed retail, office, industrial, and multifamily real estate, subdivisions, and vacant land; coordination of engineering and legal consultants; development pre-application conferences.

1993-1994: Staff Appraiser - **Cotton & Associates**, Danville, California – Primary duties were to appraise one-to-four family residential properties as a state licensed appraiser in the San Francisco Bay Area. (Charles Cotton, Certif. Gen. Appraiser, Principal); 1982-1992: Various employers - Practice of architecture in California

**TYPES OF APPRAISAL ASSIGNMENTS**

- |                                 |  |
|---------------------------------|--|
| Farms and Woodlands             | Riparian, Estuary, and Oceanfront Tracts |
| Valuation of Estates and Trusts | Subdivisions and Residential Land        |
| Commercial and Industrial Land  | Industrial - Warehouses, Manufacturing   |
| Transitional Lands              | Shopping Centers and Urban Retail        |
| Conservation Land (Yellow Book) | Office Buildings                         |
| Apartments & Condominiums       | Churches and Schools                     |
| Residential Single-Family       | Constrained Sites                        |
| Contaminated Properties         | Conservation Easements                   |
| Construction Defects            | Right of way                             |
| Expert Witness Testimony        | Forensic Appraisal Review                |

**TEACHING & CURRICULUM DEVELOPMENT**

**Appraisal Institute**, Instructor, Fall 2004-present. Courses taught include Income Capitalization, Advanced Income Capitalization, General Market Analysis and Highest & Best Use, Uniform Standards of Professional Appraisal Practice (USPAP), HP 12C Calculator, Basic Appraisal Principles, Basic Appraisal Procedures, Litigation Assignments for Residential Appraisers, Residential Market Conditions. Regular instructor for the Greater Oregon Chapter; taught GMA/HBU for AI in Tianjin, China, August 2011.

**University of Portland**, Adjunct Assistant Professor, Pamplin School of Business, Real Estate Finance course for MBA and business majors (Business 491/562), January 2011 - present.

**Portland State University**, Adjunct Professor, School of Business Administration (Center for Real Estate), Real Estate Valuation I course for MRED and business majors (Real Estate 439/539), January 2008 - present.

**Marylhurst University**, Center for Professional Real Estate Studies, Marylhurst, Oregon, 2001-2008; Adjunct Instructor. Developed and taught RE 350E-Building Design & Construction; RE 430E-Environmental Issues and Hazards; RE 440-The Real Estate Development Process.

**Oregon Society of CPA's**, 2013 & 2014 Real Estate Conferences. **Land Trust Alliance**, 2011 National Rally, Milwaukee, Wisconsin. **International Right of Way Association**, 2005, '06, '13: Measure 37 Appraisals; Wetlands; The Ethical Dilemma. **American College of Real Estate Appraisal**, 2002-2006, Income Property Appraisal; Basic Appraisal; Case Studies; Vacant Land Appraisal; Highest & Best Use; Condemnation; USPAP. **Mt. Hood Community College**, 1999 and 2003, Transitional Properties; Vacant Land; Residential Construction; Condemnation; USPAP. **McKissock**, 2000-2003, Factory-built Housing; Current Issues; Vacant Land Appraisal; Residential Report Writing; Income Property Appraisal; USPAP.

**COMMUNITY SERVICE & PROFESSIONAL ACTIVITIES**

- Washington County Planning Commission
- PSU Center for Real Estate Studies, Scholarship Committee
- Fundraising activities for local schools
- Contributor to *The Dictionary of Real Estate Appraisal*, 4<sup>th</sup> Ed., Appraisal Institute, Chicago 2002

**PARTIAL LIST OF CLIENTS**

Bullivant Houser	Bank of the West	US Department of Justice
Cofield Law Office	Bank of the Cascades	US Army Corps of Engineers
Davis Rothwell	Umpqua Bank	Bureau of Reclamation
Dunn Carney	Metro	Oregon Dept. of State Lands
Gevurtz Menashe	TriMet	Cowlitz Indian Tribe
Lindsay Hart	Bonneville Power Administration	Confederated Tribes of Warm Springs
Markowitz Herbold	Bureau of Land Management	Western Rivers Conservancy
Moore & Ballard	National Park Service	Ducks Unlimited
Samuels Yoelin Kantor	Oregon Parks & Recreation	The Trust for Public Land
Smith Freed & Eberhard	US Fish & Wildlife Service	The Nature Conservancy
Zupancic Group	Oregon Dept. of Transportation	Columbia Land Trust