

Qualifications of BARRY A. DISKIN

EDUCATION

- B.A. Economics, Georgia State University, 1971
- M.B.A. Finance, Georgia State University, 1974
- Ph.D. Land Economics & Real Estate, Georgia State University, 1982
Dissertation topic: "The Condominium Conversion Process: A Study of Market Characteristics, Physical Factors, and Locational Attributes Contributing to the Rate of Tenant Absorption"

PROFESSIONAL EXPERIENCE—Employment

September 1980-May 2015: College of Business, Florida State University
Member of the Real Estate faculty (final rank: Professor)

August 1991–August 1993: College of Business, Florida State University
Chairman of the Faculty

August 1984–1997: Real Estate Research Center, Florida State University
Director

September 1985-Present: Principal in the firm, Diskin Property Research

May 2022-Present: Consulting Appraiser to Cushman & Wakefield

December 2016-Present: Member of the teaching faculty of the Appraisal Institute

PROFESSIONAL HONORS AND ACTIVITIES

The Charles A. Rovetta Faculty Hall of Fame, College of Business, Florida State University— Inducted April 2022

Professor Emeritus in the College of Business, Florida State University (fall 2015-Present)

The Ernst & Young Inclusive Excellence Award for Accounting and Business School Faculty 2009 Honors

Francis J. Nardozza Scholar, College of Business, Florida State University, 2007-2015

University Teaching Award, Florida State University, 2000

Teacher Incentive Award, Florida State University, 1994

Appraisal Journal (Journal of the Appraisal Institute), Academic Editorial Board Member

Real Estate Issues (Journal of the Counselors of Real Estate), Member of the Editorial Board

Journal of Financial Services, Member of Editorial Board, 1995–2007

Journal of Real Estate Literature, Member of the Editorial Board 1996–1998

Postdoctoral Award, Homer Hoyt Institute, 1985

First Place, National Dissertation Competition, American Real Estate and Urban Economics Association, 1982

Omicron Delta Epsilon (Honor Society in Economics)

Beta Gamma Sigma (Honor Society in Business)

AFFILIATIONS

American Real Estate and Urban Economics Association (1985-2015)

American Real Estate Society (1990-2015)

Appraisal Institute (1991-present)

Counselors of Real Estate (2008-2020)

Real Estate Counseling Group of America (2012-present)

National Association of Realtors (2008-2020)

LICENSES AND CERTIFICATIONS

MAI—Designation of the Appraisal Institute
AI-GRS—Appraisal Institute General Review Specialist
Florida Real Estate Broker's License
Florida State-Certified General Real Estate Appraiser—RZ270
Georgia Certified Real Estate Appraiser—002369
Pennsylvania Certified General Real Estate Appraiser—GA004351
Alabama Certified General Real Estate Appraiser—003073

PROFESSIONAL PUBLICATIONS, PRESENTATIONS, AND RESEARCH GRANTS — Partial Listing

Presentation to the ABA/IPT Property Tax Seminar – Testimony of a Witness Using Appraisal Theory and the USPAP, with Mark Lago and Thomas Wilhelmy. November 6, 2023 in Tampa, Florida.

Presentation to the ABA/IPT Property Tax Seminar – Market Value and Highest and Best Use – And Market Rent, with David Lennhoff, Richard Parli, and Sharon DiPaolo. March 16, 2023 in New Orleans, Louisiana.

“Market Rent and Highest and Best Use: Joined at the Hip?” With David C. Lennhoff, Richard L. Parli, and Stephen D. Roach, *Appraisal Journal*, Spring 2022, Volume XC, Number 2 – This article was given the Armstrong/Kahn Award -- The Most Outstanding Article of 2022 in the *Appraisal Journal*.

“They Paved Paradise: Appraising a Parking Lot,” with David C. Lennhoff, *Appraisal Journal*, Spring 2020, Volume LXXXVIII, Number 2

“Watch Your Real Estate Language,” With Jack P. Friedman and Jack C. Harris, *Real Estate Issues*, Volume 39, Number 1, 2014

“Advertising and Promotion of Expert Services,” With Jack P. Friedman and Nicholas Ordway, *Real Estate Issues*, Volume 38, Number 1, 2013.

Real Estate Handbook. Eighth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron’s Educational Series, 2013.

“Marketing Yourself as an Expert Witness,” With Jack P. Friedman and Nicholas Ordway, *Right of Way*, July/August 2013.

“Valuing Commercial Properties by Brand,” Presentation before the Florida United Tax Managers Association (FUTMA), May 23, 2012.

“The Effect of Natural Gas Pipelines on Residential Value,” With Jack P. Friedman, Spero C. Peppas, and Stephanie R. Peppas, *Right of Way*, January/February 2011.

Real Estate Handbook. Seventh edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron’s Educational Series, 2009.

“A Better Understanding of Appraisals and Appraisers – Part 1,” With Jack P. Friedman. *CPA Wealth Builder*, October 2008

“Nuclear Waste Disposal: A Taxing Real Estate Issue.” With Jack P. Friedman. *Real Estate Issues*, Summer 2006.

“Taxation of ‘Branding’ Leasehold Improvements.” With Jack P. Friedman. *Property Tax Alert*, March 2006.

“Inventory Valuation,” With Jack P. Friedman. *Property Tax Alert*, September 2006.

- "A Survey of Practices for the Assessment of Nuclear Waste in Dry Storage," *Journal of Property Tax Assessment and Administration*, Volume 2, Issue 3, 2005. With Jack P. Friedman
- Real Estate Handbook*. Sixth edition. With Jack P. Friedman and Jack C. Harris. Hauppauge, NY: Barron's Educational Series, 2005.
- "Questioning the Property Tax Division's Ratio Studies." With Jack P. Friedman and George Kimeldorf. Paper presented at Texas Association of Property Tax Professionals 16th Annual Conference, September 2003.
- "Questioning the Property Tax Division of the State Comptroller's Office: Do Appraisals Adequately Represent Sales?" With Jack P. Friedman and George Kimeldorf. *Assessment Journal*, Spring 2003.
- "A Corridor within a Corridor: A Case Study of Fiber Optics Corridor Valuation." With Liz W. Citron. *Journal of Property Valuation and Taxation*, Fall 2002.
- "Some Issues in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Valuation and Taxation*, Fall 2001.
- "Codes of Ethics in Business: An Attitudinal Snapshot of Millennial Professionals." With Spero C. Peppas. *International Journal of Business Disciplines*, Summer 2001.
- "Fully Depreciated Assets in the Appraisal of Public Utility Property for Ad Valorem Tax Purposes." With Jack P. Friedman. *Journal of Property Tax Management*, Winter 2001.
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas, World Association for Case Method Research and Application. Paper presented at International Conference in Creative Teaching, January 2001
- "College Courses in Ethics: Do They Really Make a Difference?" With Spero C. Peppas. *The International Journal of Educational Management*, Volume 15, Numbers 6 and 7 (2001).
- "Public Utility Property Ad Valorem Taxation: Regulatory Formulas Prevail over Economics." With Jack P. Friedman. *Journal of Property Tax Management*, Fall 2000.
- "A New Guide for Home Buyers." With Professor H. Glenn Boggs. Grant from the Florida Real Estate Commission Education Trust Fund. The project was completed in July 2000.
- "Use of the Income Approach for Valuation of Agricultural Lands." Presentation to the American Law Institute/American Bar Association, January 6, 2000, San Francisco, California.
- "Ethical Perspectives: Are Future Marketers Any Different?" With Spero C. Peppas. *Teaching Business Ethics*, February 2000.
- Presentation to the American Law Institute/American Bar Association meeting in Tampa, Florida, on October 28, 1999. My paper was on the influence of the Internet on the appraisal process.
- "Predisposition Toward Moral Hazard: The Case for Real Estate." With Spero C. Peppas, *The Ethics and Critical Thinking Journal*, March 1999.
- "Advances in Private Property Protection Rights: States in the Vanguard." With Frank Vickory. *American Business Law Journal*, Volume 34, Number 4 (Summer 1997).
- Testimony before the Mobile Home Study Commission of the Florida Legislature on October 11, 1996. My purpose was to explain the concept of Neighborhood Effect to the legislators and commissioners.
- Presentation to the Eminent Domain Committee of the Florida Bar Association in July 1996, Orlando. My topic was "The Significance of the Appropriate Unit of Comparison in Condemnation Suits."

- Presentation for the Conflict Resolution Consortium of the Florida State University College of Law. I taught the land economics unit to the participants of the seminar on the new Private Property Protection Rights law.
- "Property Tax Inequities: An Examination of Major Florida Metropolitan Areas." With Stacy Sirmans. A study sponsored by The Education and Research Foundation of The Florida Real Estate Commission, November 1993.
- "Vertical Inequity in the Taxation of Real Property." With Stacy Sirmans. *National Tax Journal*, March 1995.
- "The Effect of Anchor Tenant Loss on Shopping Center Rents." With Dean Gatzlaff and Stacy Sirmans. *The Journal of Real Estate Research*, Volume 9, Number. 1 (1994): 99–110.
- "An Examination of the Earnings of Real Estate Appraisers." With Dean Gatzlaff. *The Journal of Real Estate Research*, Volume 9, Number 1 (1994): 507-524.
- "Tenant Loss and Shopping Center Rents." With G. Stacy Sirmans and Dean Gatzlaff. In *Megatrends in Shopping Centers*, ed. John D. Benjamin. 1995
- "The Impact of Ground Subsidence (Sinkholes) on Real Property Values." With Dean Gatzlaff, Patrick Maroney, Ann Butler, Claude Lilly, Richard Corbett, and Kevin Eastman. A study conducted for the Florida Department of Insurance funded by the Florida Legislature, December 1992.
- "Insurance Agent Computer Usage," With Steven M. Cassidy. *The CPCU Journal*, Volume 44, Number 2 (1991): 108-113.
- "The Influence of Hazardous Materials on the Insurance Industry." With Steven M. Cassidy and Patrick Maroney. Paper presented at the annual meeting of the American Risk and Insurance Association, August 1991, San Diego, California.
- "Lender Perceptions of Value Influences of Asbestos Contamination in Income-Producing Buildings." With Joel B. Haynes and Michael A. McElveen. *Assessment Digest*, November/December 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. *Assessment Digest*, September/October 1990.
- "Valuation of Anchor Department Stores." With Michael A. McElveen. Paper presented before the annual meeting of the International Association of Assessment Officers (IAAO) in Fort Worth, Texas, September 1989, and at the meeting of the Shopping Center Assessment Network in Milwaukee in March 1990.
- "Identifying Sources of Bias in Appraisal Values of Properties Held in Pooled Real Estate Funds." With Stuart Fletcher. Paper presented at the annual meeting of the American Real Estate Society in Lake Tahoe, Nevada, March 29, 1990.
- "Manufactured Housing: An Alternative to Site-Built Homes." With Karen Lahey and Michael Lahey. *The Real Estate Appraiser and Analyst*, Winter 1989.
- "Portfolio Allocations for Apartment Owners." With Karen Lahey and Michael Lahey. *The Journal of Real Estate Appraisal and Economics*, Fall 1989.
- "Student Perceptions of Real Estate Investment." With Steven A. Cassidy. *The Journal of Real Estate Appraisal and Economics*, Spring 1990.
- "Multi-family Housing Bonds: A Primer." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Review*, Summer 1988.
- "Tort Reform and Real Estate Professionals." With Patrick F. Maroney and Harold P. Tuttle. *The Appraisal Journal*, October 1988.

- "Tax-Exempt Bonds and Residential Rental Property after the Tax Reform Act of 1986." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Journal of Real Estate Finance*, Winter 1988.
- "Tax-Exempt Multi-family Housing Bonds." With Margaret M. Joslin, Esq., and Joel B. Haynes. *Real Estate Accounting and Taxation*, Winter 1988.
- "Computer Acceptance and Implementation by Professional Appraisers." With Karen E. Lahey and V. Michael Lahey. *The Appraisal Review*, 34 (October 1987).
- "Professional Appraisers' Use of Computer Technology." With V. Michael Lahey and Karen E. Lahey. *The Appraisal Journal*, April 1988.
- "Appraisers' Perspectives on Industry Regulation: Is It Time?" With Patrick Maroney and Frank Vickory. *The Appraisal Journal*, July 1987.
- "The Relationship between Educational Achievement and Violations of the Florida Real Estate License Law." With Patrick F. Maroney. Paper presented at the national meeting of the National Association of Real Estate Educators, May 21, 1987, Chicago, Illinois.
- "Computer Usage by Real Estate Appraisers." With V. Michael Lahey and Karen E. Lahey. Paper presented at the national meeting of the American Real Estate Society, April 1987, Orlando, Florida.
- "The Need to Regulate Real Estate Appraisers." With Patrick Maroney and Frank Vickory. *The Real Estate Appraiser and Analyst*, Summer 1986.
- "The Need for Regulation of Appraisers." With Patrick Maroney and Frank Vickory. Paper presented at the annual meeting of the Southwest Pacific Business Law Conference, April 1986, Los Angeles, California.
- "Space Rental Perceptions and Problems in Mobile Home Parks: The Florida Experience." With Joel B. Haynes. *The Appraisal Journal*, October, 1985.
- "Is the Appraiser to Blame?" With Dennis Tosh. *Real Estate Appraiser and Analyst*, June 1985.
- "The Use of Computer Technology by Members of the Appraisal Profession." With James R. DeLisle. *Appraisal Journal*, April 1985. This study was funded partially by the American Institute of Real Estate Appraisers.
- "Application of Logit Analysis to the Determination of Tenant Absorption in Condominium Conversion." With Armen Tashchian. *Journal of the American Real Estate and Urban Economics Association*, Summer 1984.
- "Satellite Teleconferencing: A Revolutionary Communications System for Businesses." With Ellen Thrower. *Business*, Summer 1984.
- "Lender Reaction to Proposed Rent Control Legislation in Florida Mobile Home Parks." With Joel B. Haynes. *Journal of Property Management*, January 1984.
- "Condominium Conversion: Factors Leading to High Pre-sale Rates." With Joseph Rabianski. *The Real Estate Securities Journal*, 5, no. 3 (1984).
- "The Impact of Condominium Conversion on the Rental Market of Metropolitan Atlanta, Georgia." With Joseph Rabianski. Contract Study for the United States Department of Housing and Urban Development (July 1982).

PROFESSIONAL EXPERIENCE—Selected Assignments

February 2019-2021: Appraisals for five-county eminent domain project for Gulf Power Company. Assignment involves various North Florida counties.

June 2019-June 2022: Assignment to review an appraisal for litigation involved a medical office building and helipad in Pensacola, Florida.

April 2018-January 2019: Consultant to the Escambia County Property Appraiser for the Portofino Condominium Property Tax Challenge at Pensacola Beach/Santa Rosa Island

February 2018-Present: Appraisal for Property Tax Challenge for Grande Vista Timeshare HOA members

March 2018-June 2018: Appraisal Review for Property Tax Challenge for an airport parking facility owner in Milwaukee, Wisconsin

April 2018-January 2019: Eminent Domain Appraisals for Florida Gas Transmission Company. This route is in rural Hillsborough County.

Spring 2017-December 2018: Appraisal Review for Eminent Domain matter at the Philadelphia International Airport - My client was the property owner

March 2016: Appraisals for Relocation Project for Florida Gas Transmission – Broward and Miami-Dade Counties. FGT asked to move natural gas pipeline out of the right-of-way of the Florida Turnpike

March 2016–February 2018: Appraisal for Property Tax Challenge for Universal Studios

May-July 2016: Review for case involving the effect of mercaptan on property value for Florida Gas Transmission and Southern Natural Gas.

January 2014–2017: Three-county assignment for Florida Southeast Connection. The project involves natural gas pipeline routing and the subsequent taking of easements across Osceola, Polk, and Okeechobee Counties.

February 2015–May 2016: Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

Spring 2012–Fall 2013: Contract with Florida Power and Light to analyze and testify before the Florida Division of Administrative Hearings concerning the effect of high voltage transmission lines on property values.

Summer 2013–Winter 2014: Appraised nuclear power plant and accompanying corridors for Duke Energy at its facility in Crystal River, Florida.

Winter 2013–September 2014: Analysis and appraisal for the Town of Ponce Inlet in an eminent domain lawsuit following a remand by the 5th DCA of Florida.

September 2011–2012: Under contract with FDIC to review various appraisals and reviews for potential litigation involving the mortgage crisis.

January 2011–2012: Appraisal services and testifying to defend property tax challenge on various fractured condominiums in Florida.

September 2010–2012: Under Contract with Florida Gas Transmission Company to appraise easements for right-of-way across a sixty-parcel project in Miami-Dade County.

October 2008–May 2012: Under contract to review the methods employed by various County Property Appraisers involving property tax challenges for a major chain drugstore.

January 2008–2014: Contract with Florida Gas Transmission Company to appraise easements for right-of-way across 15 counties in the Florida Panhandle.

August 2004–September 2006: Appraisal services to Dollar General Corporation for a property tax challenge at its distribution center in Alachua County, Florida.

May 2006–2009: Market analysis for Transwestern Pipeline in three Arizona counties. The analysis concerns 260 miles of pipeline. Construction began in 2007.

July 2005–Spring 2006: Appraisal services to Nestle Waters of America for a property tax challenge at its water-bottling plant in Madison County, Florida.

Spring 2001–October 2004: Consultant and appraiser for Florida Power and Light. Provided testimony and/or research for tax assessment challenge in Okeechobee County, Florida.

SAMPLE of SIGNIFICANT ASSIGNMENTS

Winter 2018–Spring 2023: Appraised a timeshare development known as Grande Vista in Orlando, Florida. I provided testimony in the property tax case tried in the Orange County Circuit Court.

Summer 2013–Winter 2014: Appraised nuclear/coal power plant and accompanying corridors for Duke Energy at its facility in Crystal River, Florida. This was a property tax matter.

December 2003–February 2005: Appraisal services to Maine Yankee Atomic Power Company for a property tax challenge at its decommissioned nuclear power plant in Wiscasset, Maine.

Summer 2001–Summer 2002: Consultant to Florida Department of Revenue. Assisted in rewriting guidelines for elected property appraisers in Florida.

November 1999–June 2001: Analysis of over 700 miles of fiber optic easements in a class action lawsuit. Represented a class of 8,000 people.

February 1999–November 1999: Valuation of Miami Circle. This case achieved national attention because of the discovery of Tequesta Indian artifacts. I assisted in the eventual settlement of the dispute, which involved Governor Bush and his staff.