

Patricia E. Staebler, SRA
State Certified General Appraiser RZ 2890

Bradenton, Florida 34212 ▪ 941.705-0123 ▪ patricia@staeblerappraisal.com

career summary

Background encompasses managing engineering office, construction cost control, technical understanding of construction procedures, staff training for interns, staff training middle management, property management residential and commercial 60+ units, insurance claims adjusting, extensive experience in eminent domain appraisal, commercial and residential real estate appraisal.

expertise

Insurable Value Appraisal
Reserve Studies
50% FEMA Rule Appraisal
Cost Segregation Analysis
Pre-Construction Consulting for accelerated depreciation
Construction Cost Estimating
Construction bidding process
Project Control/Management
Site Development Supervision
Eminent Domain
Due Diligence/Entitlements

appraisal disciplines

Multiple Insurable Value Appraisals for Condominium Associations and Commercial Property Owners – among others:

Admiralty Yacht Club, Fort Myers
Riviera Dunes
Bradenton Yacht Club
Sand Dollar IV, Saint Augustine
Point Pleasant, Bradenton
Jamaican, Ambassador, Bay and Beach, Pinellas Islands
Vista Grande
Circus Sarasota
Golf Courses
Country Clubs
Sport Centers

Mid- and high-rise buildings (among others):

Ironwood, Bradenton
Sunset Watch, Tierra Verde
Lawrence Point, Sarasota
Aquarius Club, LBK
Longboat Cove, LBK
Sarabande, Sarasota
Plymouth Harbor, Sarasota
Bayshore on the Lake, Bradenton
Plaza at Five Points

Reserve Studies in the Condominium and HOA Industries (among others):

Epiphany Cathedral
St. Andrews Parish
St. Joseph Parish
Strathmore Riverside Villas
La Casa Mobile Home Park, North Port
Americana Mobile Home Park
Lakeside at the Isles, Palmer Ranch
The Hammocks Cape Haze, Englewood
Riviera Dunes, Palmetto
First United Methodist Church, St. Petersburg
Point Pass-A-Grille Condo
Bayshore on the Lake
Sarabande High-rise Building
First United Methodist Church St. Petersburg (National Registry)
St. Martha's Catholic School, Sarasota
Diocese of Venice Corporate Building, Venice

50% FEMA Rule Appraisal

NW Solid Waste Transfer Station Hillsborough County
City of Venice Water Treatment Plant
Bait Shack in the Intercoastal
Multiple coastal properties in the following municipalities:
City of Anna Maria, Holmes Beach, Bradenton Beach, Indian Rocks Beach, Clearwater Beach,
Bird Key, etc.
Multiple 50% appraisals for mobile home parks
Second opinion appraisal for property in Folly Beach, South Carolina

professional experience

2006 - current	Independent Practice Staebler Appraisal and Consulting
2011 - 2014	Special Magistrate Manatee County
2006 - 2011	Senior Project Manager Valupoint Consulting/Southeast Market Analysts
2004 - 2005	Resident Review Adjuster IMS Claims Services

2001 - 2005	Erickson Appraisers, Staff Appraiser Eminent Domain
1999 - 2000	Independent Consultant for Management and Staff Training
1993 - 1999	MLT Real Estate Management
1988 - 1997	Allied Consulting Engineers Berlin, Project Control Management
1987 - 1988	IBS Engineering Office, Management Intern
1983 - 1986	Steigenberger SRS Hotels, Director Housekeeping

education

2010	SRA Designation Appraisal Institute
2006	Florida State Certified General Appraiser
2005	Accredited Insurance Adjuster, University of Central Florida
2001	Licensed Real Estate Broker
1985	Professional Trainer, Institute for Commerce and Industry Germany
1983	Degree in Hotel Management, Steigenberger Academy

appraisal education and training

Basic Income Capitalization	Appraisal Institute
Advanced Income Capitalization	Appraisal Institute
Advanced Applications	Appraisal Institute
15-hour USPAP	Appraisal Institute
Residential Market Analysis and Highest and Best Use	Appraisal Institute
Residential Site Valuation and Cost Approach	Appraisal Institute
Real Estate Finance Statistics and Valuation Modeling	Appraisal Institute
Advanced Residential Applications and Case Studies	Appraisal Institute
Advanced Residential Report Writing	Appraisal Institute
Analyzing Distressed Real Estate	Appraisal Institute
Florida Supervisor Trainee Roles and Rules	Appraisal Institute
Florida State Law Update for Real Estate Appraisers	Appraisal Institute
Business Practices and Ethics	Appraisal Institute
REO Appraisal: Appraisal of Residential Property Foreclosure	Appraisal Institute
An Introduction to Valuing Green Buildings	Appraisal Institute
General Market Analysis and Highest and Best Use	Appraisal Institute
The New Residential Market Conditions Form	Appraisal Institute
Subdivision Valuation	Appraisal Institute
The Discounted Cash Flow Model	Appraisal Institute
Analyzing Tenant Credit Risk + Commercial Lease Analysis	Appraisal Institute
Fundamentals of Separating Real and Personal Property and Intangible Business Assets	Appraisal Institute
Advanced Spreadsheet Modeling	Appraisal Institute
Evaluating Commercial Construction	Appraisal Institute
Residential Cost Estimating	R. S. Means
Commercial Cost Estimating	R. S. Means

professional affiliations

CAI, Community Association Institute
GCBX, Gulf Coast Builders Exchange
The Appraisal Institute
DAC, Designated Appraiser Council

Current:

2015-2018 Regional Representative Appraisal Institute
2015-2018 Delegate Leadership and Advisory Council of the Appraisal Institute

Past:

2011-2014 Board Member Appraisal Institute Florida Gulf Coast Chapter
2011-2014 Board Member CAI Community Association Institute
2011-2013 Treasurer CAI Community Association Institute
2011 Graduate of Public Leadership Institute
Board Member Habitat for Humanity
Lieutenant Governor Kiwanis District Berlin
Member Kiwanis Club of Bradenton
Member Kiwanis Club of Lakewood Ranch
Chair Junior Leadership Manatee
2003 Graduate Manatee Leadership
Past Florida Delegate Legislative Alliance Community Association Institute, CAI

speaking engagements, among multiple others

Manatee Association of Realtors, Commercial Brokers: "Cost Segregation Analysis and its advantages for your commercial clients"
Community Association Institute: "Florida Law Changes for Condominium Associations"

publications

The West Florida Wire: Accurate Insurance Appraisal Reports
Community (CAI Magazine): The Underfunded Association

seminars (Authored and Taught by Patricia Staebler)

Reserve Studies – Overview and Discussion
Insurance Appraisals – Minimum Contents
Insurance Appraisals and their Complexity
Reserves – From Measuring the Component to Pooling or Non-Pooling
The 50% FEMA Rule Appraisal – a national webinar for the Appraisal Institute
Insurance Replacement Valuation - a national webinar for the Appraisal Institute
AI Connect Seminar: Insurance Appraisal – An Emerging Appraisal Discipline
Reserve Study and Insurance Appraisal Handbook for Managers and Board Members
"The 50% FEMA Appraisal" registered in Florida for Appraiser CEU credits 2016
"Flood Zones and their Influence on Coastal Communities and their Construction Projects"

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER	
RZ2890	

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2016



STAEBLER, PATRICIA ELISABETH
409 PETREL TRAIL
BRADENTON FL 34212



ISSUED: 10/23/2014

DISPLAY AS REQUIRED BY LAW

SEQ # L1410230002545



Marshall & Swift
Product License Verification

Certification # 2608812
FL RZ2890

This Certificate Verifies That
Patricia Staebler

Valued Customer Since: 2007

Is Hereby Licensed to Use These Marshall & Swift Products Until the Expiration Date Listed.

Marshall & Swift Product License(s)	Valid Thru	Marshall & Swift Certification(s)	Valid Thru	Credit Hours
Marshall & Swift Valuation Service	Aug 01, 2017	Commercial Cost Approach Certification	---	---
SwiftEstimator		Residential Cost Approach Certification	---	---

Steve Brewer, Senior Vice-President

Edward L. Martinez, IDECC CDEI, GVS

© 2016 CoreLogic, Inc. All rights reserved. CoreLogic, Certification Logo, and Marshall & Swift are registered trademarks of CoreLogic, Inc. and/or its subsidiaries. This certificate may only be used in accordance with the rules and standards of the CoreLogic trademark use and brand guidelines. This certificate is a limited license to use the Marshall & Swift Certified Logo, subject to maintaining an active license to at least one of Marshall & Swift's building cost products. This certificate indicates that the above named individual has successfully completed the cost approach techniques training provided by Marshall & Swift. This certificate does not guarantee the validity or accuracy of any valuation.