



# Qualifications of Paul C. Bird

## Senior Associate

ABS Valuation

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### Education

Bachelor of Arts in Business and Accounting, University of Washington, 1984.

### Professional Education

*Seminars and Continuing Education (abbreviated summary of coursework):*

- Ad Valorem Taxation
- Construction Details and Trends
- Environmental Issues
- Business and Partial Interest Valuation
- Land and Site Valuation
- Appraisal of Self-Storage Facilities
- The Appraiser as Expert Witness
- Appraisal of Assisted Living Facilities
- Subdivision Valuation

### Professional Affiliation

Approved Appraiser and Review Appraiser, Washington State Department of Transportation

### Appraisal Experience

Senior Associate appraisal assignments include a wide variety of commercial, industrial and residential properties for financial institutions, governmental entities, law firms, corporations and private individuals. Examples include office buildings, retail shopping centers, multifamily residential complexes, industrial warehouses, restaurants, retail stores, mobile home parks, self-storage facilities, residential subdivisions and special purpose properties. Other valuation assignments cover rental valuations, partial interest studies, appraisals of leasehold and leased fee estates, waterfront commercial and industrial properties for various port authorities.

Additional experience includes knowledge and over 20 years of experience with local improvement district (LID) special benefit and feasibility study analysis, including a variety of road improvement, utility and other infrastructure projects. The firm's extensive experience with these projects dates back to 1975. Right-of-way experience includes partial and total acquisitions for road improvement projects and easements, the most notable being the acquisition of twenty properties across two city blocks for development of Xfinity Arena in Everett.

Similar to right-of-way work, special benefit and economic feasibility studies have been completed for the cities of Marysville, Lynnwood, Tacoma, Kent, Tukwila and Ocean Shores (2009 to 2015).



## **PAUL C. BIRD (cont.)**

Testified in various cases in Snohomish County Court, along with expert witness testimony at LID hearings, arbitration, mediation and Board of Equalization hearings.

## **Other Experience**

Prior to Macaulay & Associates, Ltd., Mr. Bird was an analyst and manager of the Commercial Real Estate Portfolio Management Department in the Special Credits Division at Washington Mutual Savings Bank, from 1987 to 1991.

## **Representative Client List**

### Cities/Counties

Cities of Arlington, Bellevue, Bellingham, Bothell, Edmonds, Everett, Issaquah, Kent, Lake Stevens, Lynnwood, Marysville, Mukilteo, Ocean Shores, Pacific, Redmond, Snohomish, Sultan, Tacoma. Counties of Snohomish, Island and King.

### Government

Ports of Edmonds and Everett. Edmonds, Everett, Lake Stevens, Lynnwood and Marysville School Districts. U.S. Army Corps of Engineers, U.S. Navy.

### Financial Institutions

Bank of Washington, Banner Bank, Boeing Employees Credit Union, China Trust Bank, Coastal Community Bank, Columbia Bank, Commerce Bank, First Savings Bank Northwest, GBC International Bank, Heritage Bank, HomeStreet Bank, Mountain Pacific Bank, One Pacific Coast Bank, Opus Bank, Prime Pacific Bank, Peoples Bank, and US Bancorp.

### Corporations, Law Firms and Non Profits

Gray & Osborne, Inc., Steven J. Fields, Brewes Layman, Jelsing Tri, West & Andrus, Anderson Hunter, Skotdal Real Estate.

**WA State Certification Number - General: 1100902**