

QUALIFICATIONS OF MICHAEL TACHOVSKY

Michael Tachovsky is a designated expert who specializes in real estate damage economics and valuation. This includes environmental, geotechnical, construction defects, natural disasters, eminent domain and other conditions involving a wide variety of property types. He is experienced in complex valuation and diminution-in-value studies and damage issues for government, major corporations, oil and utility companies and property owners.

EDUCATION

Fielding University – PhD Candidate

Marylhurst University – MBA Real Estate Studies

University of Oregon – Bachelor of Science Degree, Economics

LICENSES AND MEMBERSHIPS

State of California - Real Estate Broker (01975901)

INDEPENDENT COURSEWORK

Appraisal Principles
Appraisal Procedures
USPAP
Real Estate Finance, Statistics and Valuation
Modeling
General Report Writing and Case Studies
General Appraiser Site Valuation and Cost
Approach
General Appraiser Sales Comparison
Approach
General Appraiser Analysis Highest and
Best Use
General Appraiser Income Approach I & II

Commercial Appraisal Review
Expert Witness for Commercial Appraisers
Liability Issues for Appraisers Performing
Litigation
Real Estate Principles
Real Estate Practice
Property Management
California Escrows
Real Estate Economics
Real Estate Finance
Real Estate Appraisal
Legal Aspects of Real Estate

PROFESSIONAL BACKGROUND

Michael Tachovsky specializes in real estate damage economics. He worked as an analyst at Bell Anderson and Sanders, LLC and throughout college worked in forex trading for FX Solutions. He is a licensed real estate broker with Berkshire Hathaway HomeServices and a real estate consultant for Landmark Research Group, LLC.

Michael Tachovsky has completed considerable research in the field of property damages and detrimental conditions. These include environmental contamination cases, construction defect, eminent domain, geotechnical issues, title defect, crime stigma, airport noise pollution and neighborhood nuisances. He has been involved in over \$1 billion in claims over his career.

SELECTED ASSIGNMENTS

Sandy Hook Elementary: Worked on behalf of Hudson City National Bank. Known as one of the most notorious mass shootings on a school campus in recent history.

Qualcomm Stadium Contamination: Worked on behalf of the City of San Diego to determine the diminution in value, if any, resulting from the adjacent Kinder Morgan site.

Guam Landfill: Computed the damages caused by contamination of an operational landfill in Guam. Involved cultural resource and natural damage issues. Also involved market research in Guam and Saipan.

Shorecliffs Landslides in San Clemente: Computed damages caused by the sudden landslide that destroyed multiple ocean-view homes.

Contamination: Computed the diminution in value, if any, resulting from a leaking underground storage tank (LUST) in the Los Angeles area. Computed the diminution in value, if any, resulting from soil contamination for large development parcel of land in San Diego.

Eminent Domain and Encroachments: Determined the diminution in value caused by a partial taking to an industrial business park in Anaheim. Determined the diminution in value caused by an encroachment of large estate homes in Bel Air.

Airport Noise Diminution in Value Studies: Calculated the diminution in value caused by the proposed construction of airports in Florida and Seattle.

Fire Damage: Designated as an expert to determine damages caused by a warehouse fire. Calculated damages caused by wildfires and risk factors associated with real estate post burn.

Title Defect: Determined the diminution in value, if any, caused by a loss of access to a major subdivision in California.

Construction Defect: Computed the damages, if any, for multiple mid to high-rise condominium and apartment complexes in San Diego, Irvine and San Francisco.

Geotechnical and Structural Issues: Determined the diminution in value, if any, caused by geotechnical and structural issues. Analyzed the impact, if any, to the highest and best.

Neighborhood Nuisance: Designated as an expert to research and calculate the diminution in value and marketability issues caused by neighborhood nuisances such as “party homes,” “short term rentals,” and “residential sober living homes.”

ACADEMIC RESEARCH, ACTIVITIES AND EXPERIENCE

Real Estate Damages 3rd Edition *The Appraisal Institute*

Rich Habits *Randall Bell, PhD*

Me We Do Be *Randall Bell, PhD*

Co-Chairperson Market Trends Seminar – The Appraisal Institute

UO Economics Club

CORRESPONDENCE

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