

## **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 has experience in complex valuation and diminution-in-value studies; including damage issues for government, major corporations, oil and utility companies and property owners.

### **EDUCATION**

Fielding University – Ph.D. Student

Marylhurst University – MBA Real Estate Studies

University of Oregon – Bachelor of Science Degree, Economics

### **LICENSES AND MEMBERSHIPS**

Certified General Appraiser (3005059)

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. After his baccalaureate, he worked as an analyst with Bell Anderson and Sanders, LLC and throughout his baccalaureate worked in forex trading with FX Solutions. He is a licensed real estate appraiser and broker. 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 well 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. Computed the diminution in value, if any, resulting from vapor intrusion at an elementary school and multiple mobile home park sites.

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, if any, caused by the implementation of a rails-to-trails program in Georgia. Determined the diminution in the value posed by an encroachment of a 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 resulting from a warehouse fire. Calculated damages caused by widespread wildfires and risk factors associated with real estate post-burn.

Title Defect: Determined the diminution in value, if any, resulting from 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.”

View Impairment: Determined the diminution in value, if any, caused by view obstructions.

## **ACADEMIC RESEARCH, ACTIVITIES, AND EXPERIENCE**

Real Estate Damages 3<sup>rd</sup> Edition *The Appraisal Institute*

“The Impact of Wildfires on the Future of California Real Estate” *Forbes*

Rich Habits *Randall Bell, PhD*

Me We Do Be *Randall Bell, PhD*

Member of the Appraisal Institute

Member of the Forbes Real Estate Council

Co-Chairperson Market Trends Seminar – The Appraisal Institute

UO Economics Club

## **CORRESPONDENCE**

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