Jennifer Pitts, CRE
Valuation Consultant
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EDUCATION

Texas A&M University   **Texas A&M University**
Mays Business School   Mays Business School
College Station, Texas   College Station, Texas
Master of Land Economics and Real Estate   *B.B.A. with Honors - Finance*

CERTIFICATION

State-Certified General Real Estate Appraiser, State of Texas, No. TX-1380184-G
State-Certified General Real Estate Appraiser, State of New York, No. 46000052714
State-Certified General Real Property Appraiser, State of Georgia, No. 397184

PROFESSIONAL HISTORY

Real Property Analytics, Inc., Belton, Texas
President and Principal Consultant – January 2019 to Present
Research Manager and Senior Consultant – August 2005 to December 2018
- Principal Consultant for complex valuation assignments throughout the United States and Canada
- Specialize in analyzing environmental issues and their effects on real estate markets
- Manage all facets of the practice, including client relationships, project planning, data collection and analysis, preparation of reports and presentations, litigation support and expert witness testimony

Integra Realty Resources, Fort Worth, Texas
Internship
May 2005 to July 2005
- Assisted in the preparation of appraisal reports for commercial and rural properties
- Valued properties based on all three approaches to value
- Located and confirmed comparable sales
- Inspected and analyzed subject properties, comparable sales and surrounding markets

SPECIALTY PRACTICE ACTIVITIES

<u>Environmental Contamination – Commercial and Industrial Properties</u>

Analyzed the effects of environmental contamination on the market value of an industrial site in Baltimore County, Maryland.

Prepared an estimate of foregone income as a result of prevailing environmental conditions at four industrial/light-manufacturing properties in Texas and Louisiana.

Analyzed the effects of groundwater contamination on commercial properties in St. Petersburg, Florida, using paired sales analysis.

Analyzed the effects of environmental contamination from a former landfill site on the market value of two undeveloped tracts of land in Macomb County, Michigan.

Analyzed the effects of environmental contamination on the market value of an industrial site in Jacksonville, Florida.

<u>Environmental Contamination – Residential and Rural Properties</u>

Analyzed property value impacts on twenty improved residential and unimproved properties due to environmental issues stemming from a former mine site in Clover, South Carolina.

Prepared a series of multivariate statistical models to analyze the effects of remedial activities on residential properties in Port Hope, Ontario.

Analyzed real estate issues with respect to class certification of residential properties in Santa Rosa County, Florida, allegedly impacted by odors from a chemical manufacturing facility.

Prepared multiple regression analyses and paired sales analyses to evaluate the effects of historic copper mining and smelting operations on residential properties in Opportunity and Crackerville, Montana.

Analyzed the effects of groundwater contamination on residential properties in Monrovia, Maryland.

Analyzed real estate issues with respect to class certification of both commercial and residential properties allegedly affected by contamination from a former smelter in Blackwell, Oklahoma.

Estimated property value diminution due to groundwater contamination on a ranch property in Nueces, Kleberg and Jim Wells Counties, Texas.

Analyzed the effects of environmental contamination and remedial activities on the market value of residential properties in Carson, California.

Estimated property value diminution due to groundwater contamination on a ranch property in Hidalgo County, Texas.

Analyzed the effects of groundwater contamination on properties in a residential subdivision in Carroll County, Maryland.

Prepared a series of multivariate statistical models to evaluate the alleged impacts of PCBs to waterfront properties along Escambia Bay in Florida.

Analyzed real estate issues with respect to class certification of both commercial and residential properties allegedly impacted by groundwater contamination in Myrtle Beach, South Carolina.

Analyzed real estate issues with respect to class certification of both commercial and residential properties allegedly impacted by groundwater contamination in St. Petersburg, Florida.

Analyzed real estate issues with respect to class certification of both commercial and residential properties in proximity to a refinery in Texas City, Texas.

Estimated property value diminution due to a petroleum pipeline rupture on a ranch property in Brazos County, Texas.

Evaluation of Impacts from High Voltage Transmission Lines

Conducted a study using multiple regression analysis to estimate the impacts of high voltage transmission lines (HVTLs) on rural and residential properties throughout the state of Wisconsin.

Conducted a study using multiple regression and paired sales analysis to estimate the impacts of HVTLs on commercial and industrial properties in Madison, Milwaukee, and other urban areas in Wisconsin.

Analyzed the effects of HVTLs on the market value of rural properties in Texas using paired sales analyses.

Analyzed the impacts of HVTLs on the development potential of ranch land in Fresno County, California.

TEACHING INVOLVEMENT

Guest Lecturer at Texas A&M University

Lectured to students in the Masters of Real Estate Program at Texas A&M University at various times from 2008 to 2013.

PUBLICATIONS AND PRESENTATIONS

"Insights on Post-Remediation Stigma," prepared with R. Roddewig and O. Anderson for the 2019 Environmental Energy, Mass Torts, and Products Liability Litigation Committees' Joint CLE Seminar, Laguna Beach, CA, 2019.

Advisory Opinion 9 and Contingent Valuation (with T. Jackson and S. Norwood), *The Appraisal Journal*, 2012, Vol. 20, No. 3, 206-209.

The Effects of Electric Transmission Lines on Property Values: A Literature Review (with T. Jackson), *Journal of Real Estate Literature*, 2010, Vol. 18, No. 2, 239-259.

Green Buildings: Valuation Issues and Perspectives (with T. Jackson), *The Appraisal Journal*, 2008, Vol. 76, No. 2, 115-118.

Power Lines and Property Values Revisited (with T. Jackson), *The Appraisal Journal*, 2007, Vol. 75, No. 4, 323-325.

Municipal Setting Designations: A New Tool for Reducing Environmental Risk and Cost Effects on Property Values (with T. Jackson), *The Appraisal Journal*, 2007, Vol. 75, No. 2, 105-108.

Innocent Landowner Programs and their Effects on Environmental Risk and Property Value Impacts (with T. Jackson), *The Appraisal Journal*, 2006, Vol. 74, No. 2, 117-124.

HONORS AND ACTIVITIES

Member of the Counselors of Real Estate, May 2018 to Present

Affiliate Member of the National Association of Realtors, May 2018 to Present

Candidate for Designation with the Appraisal Institute, January 2018 to Present

Practicing Affiliate of the Appraisal Institute, 2005 to 2017

Appraisal Institute Scholarship Recipient, 2005

Phi Kappa Phi Honor Society, 2003 to 2004

Mitte Scholar in the Mays School of Business, 2001 to 2004

Business Honors Program, 2002 to 2004