



Jay T. Connolly

Areas of Practice

- Appraisal Review Services
- Commercial Appraisals

Experience

Appraisal Review Consultant, T. Gschwender & Associates, Inc. (2019-Present)

As a Certified General Appraiser, Jay has nearly 30 years of experience as a commercial real estate appraiser providing valuation of an extensive range of property types for various lending purposes, litigation support, loan workout, arbitration, risk management, REO, foreclosure and condemnation, tax appeals, and estate planning. We are pleased to have Jay working with TGA, his expertise and professionalism truly enhance our team.

Senior Appraiser/Von Ancken & Associates, Bridgeport, CT (1992-2018)

Appraiser, Moran & Associates, Stamford, CT (1990-92)

Services have included market value appraisals, portfolio valuation, retrospective and prospective value appraisals, liquidation value appraisals, fair market rent analysis, multi-unit sellout analysis, cash flow modeling, highest and best use studies, feasibility studies, and appraisal reviews. Clients have included local, regional, and national banks; attorneys and accountants, private property owners, developers, municipalities, the Internal Revenue Service, and the U.S. Small Business Administration. Property types appraised have included office (single tenant to large corporate complex, medical); retail (small neighborhood to big box and large shopping centers); industrial (single and multi-tenant manufacturing, warehouse, flex facilities, truck terminals); multi-unit residential (2-4 family, small to large apartment buildings and complexes, condominiums); restaurants and fast-food; banks; hotels and motels; funeral homes; churches; schools; day care centers; auto and truck repair facilities; gas stations; car washes; marinas; tennis clubs; fitness centers; self-storage facilities; horse farms; nursery/garden centers; parking lots; subdivisions; vacant land (residential, commercial, industrial zones); ground leases; proposed/new construction; property conversions; mixed-use and special-use properties; complex properties.

Education and Professional Development

Certified General Appraiser, State of Connecticut, since 1995
Expert Witness, Connecticut Superior Court
University of Vermont, Burlington, Vermont, B.A.

Appraisal Institute/Continuing Education Courses:

Includes: Real Estate Appraisal Principles; Appraisal Procedures; Standards of Professional Practice; Capitalization Theory and Techniques; Case Studies; USPAP and Appraisal Law Updates; Appraisal Litigation; Defending an Appraisal in Litigation; Appraising Commercial Real Estate in a Litigation Context; Expert Witness Testimony; Appraiser Liability

Examples of Additional Courses: Common Appraisal Errors, Scope of Work, Eminent Domain and Condemnation, Disclosures and Disclaimers, Work File Requirements, Environmental Issues in Real Estate, "Green Building" Construction, Legal Descriptions, Tax Assessment of Real Estate, Analyzing Operating Expenses, REO & Foreclosures, Appraising Partial Interests, Appraising Apartment Buildings, The Mortgage Industry, Identity Theft, and Land Development/Land Use.