

Curriculum Vitae

Ted Whitmer, MAI AI-GRS CRE CCIM Attorney

AQB Certified USPAP Instructor

Educational Background

J.D. - University of Houston Law Center (1988)
M.B.A. Degree (Finance Major) - Texas A&M University (1981)
B.A.- Stephen F. Austin State University (1977)



Professional Affiliations, Designations & Certifications

Member – Real Estate Counseling Group of America (RECGA)
Member of the Counselors of Real Estate (CRE #3400)
Certified Commercial Investment Member of NAR (CCIM #6388)
Member of the Appraisal Institute (MAI)
Member of the Appraisal Institute (AI-GRS) (Review designation)
CDEI Designation – Online Instructor (Exp: 1/29/2027)

Member of the State Bar of Texas (#21380020)
Real Estate Broker - State of Texas (License #281161)

State Certified General Appraiser - Texas (Exp: 1/31/2026)
State Certified General Appraiser – New Jersey (Exp: 12/31/2025)
State Certified General Appraiser – Mississippi (Exp: 9/30/2025)
State Certified General Appraiser – Utah (Exp: 5/31/2026)
State Certified General Appraiser – Georgia (Exp: 7/31/2026)
State Certified General Appraiser – North Carolina (Exp: 6/30/2026)
State Certified General Appraiser – Alabama (Exp: 9/30/2024)

Professional Service

Served on the State Comptroller's Advisory Board
Served on the San Jacinto College Real Estate Advisory Board
Served on ad hoc Property Tax U&E Working group for the TALCB
Served on the working group of the Appraisal Standards Board (ASB) on Reporting Appraisals
Testified to the ASB in Chicago at request of the ASB related to standards changes
Appraisal Institute fee simple use symposium
Board member on Cody Stephens Foundation for heart screening
Previous: Appraiser Member & Vice-Chair of Texas Appraiser Licensing & Certification Board
(appointed by Governor Rick Perry for two years beginning 6/02 & ending 6/04)
Previously served on the TALCB PIC (Professional Investigative Committee)

Instructor

University Teaching

Angelo State University – I begin teaching full-time business law & banking in Fall 2024.
Stephen F. Austin State University- Visiting professor full-time from 2007 to 2008 and adjunct faculty from 2006 to 2007. Taught Finance 333, which is an introductory corporate finance course required of all business majors, as well as Real Estate Appraisal.
Texas A&M University- Taught Real Estate Appraisal at the Graduate level for 3 years as adjunct faculty. Taught AG605.
University of Houston - Principles of Real Estate
San Jacinto Junior College - Real Estate Appraisal
AQB Certified USPAP instructor

Other Teaching – Partial List

Comprehensive Appraisal Workshop—In 1988, I developed and wrote the only review for the MAI comprehensive examination. Since then, I have presented the course to over 4,000 people, most of whom are designated MAIs. The course covers virtually every area of real estate appraisal theory, including the three approaches to value, standards and ethics, partial interests valuation, and other peripheral areas.

Attacking and Defending an Appraisal in Litigation—*This seminar is for attorneys, appraisers,* and users of appraisals in litigation.

Appraisal Institute - Principles, Valuation Procedures, Capitalization Theory A & B, Case Studies, Report Writing, Standards of Professional Practice, and various seminars. I taught all courses to the MAI designation. I no longer teach or am a member of the Appraisal Institute.

Staying Out of Trouble—The seminar addresses common mistakes made by appraisers that result in discipline from State Appraisal Boards.

Raise Your Appraiser IQ—The seminar covers logical thought, analysis, how to present your analysis in writing, and other processes that appraisers should use to achieve a reasonable appraised value objectively.

Transferred Value—The seminar introduces why cost and value are not always equal. It also covers the conversion of assets to real property and the nature of transactions.

Texas A&M University - Business Statistics (as a graduate assistant in 1981) & AG605 a graduate course in appraisal in Spring 1998, 1999, & 2000.

American College of Real Estate - Appraisal, Principles, Math, Finance

Jones College of Real Estate – Appraisal

Southern California Litigation Conference – Presented a seminar for litigation support

Association of Texas Appraisal Districts – Presented a seminar for litigation support.

Texas Attorney General's Office – Presented a seminar for litigation support.

Texas Bank Examiners 1/2010 – Taught three seminars on appraisal.

Comptroller of Currency – 2009-2013 Teaching in multiple Texas cities for ARB training.

Association of Appraisal Districts Legal Conference 2011 Presented in San Antonio

Speaking – (Partial list)

Southern California Litigation Conference – Presented a seminar for litigation support

International Association of Assessing Officers – Presented a seminar for litigation support two different years. Presented again in 2013 at the National Convention in West Virginia

International Right of Way Association – Austin, 2012

South Texas College of Law Eminent Domain Conference - Eminent Domain Dos and Don'ts for Appraisers 2010

Association of Texas Appraisal Districts – Presented a seminar for litigation support.

Association of Appraisal Districts Legal Conference 2011 Presented in San Antonio

Real Estate Counseling Group of America 2013 – San Diego meeting

CLE on Eminent Domain 2012 Presented in Austin & Houston

CLE on Eminent Domain 2013 Presented in Austin & Houston

CLE on Eminent Domain 2014 Austin

CLE on Eminent Domain 2016 Austin

South Carolina Professional Appraiser's Coalition – 2014 Appraiser Defense

Condemnation Attorney Group of California – Appraisal Issues (in Austin)

Appraisal Issues – (2106) IRWA Texas A&M University

Relocation Appraiser Coalition – (2016) When Like Minds Think Differently (Dallas)

Texas Association of Property Tax Professionals – (2016) Special Purpose Properties

Ohio Economic Conference (2016) – Appraiser Defense and Current Issues

South Carolina Professional Appraiser's Coalition – 2017 Appraiser Defense

Alabama First Annual Appraisal Conference – 2018 Fee Simple

Author

The Comprehensive Appraisal Study Guide, this was published by the Appraisal Institute as *The Appraisers Complete Review*.

The Encyclopedia of Investments, chapter on "Commercial & Industrial Real Estate"

The Appraisal of Real Estate, 10th edition, published by the Appraisal Institute. I contributed to the chapter on accrued depreciation.

Seminars

Maximizing the Value of an Appraisal Practice

Current Issues & Misconceptions in Appraisal

Deriving Direct & Yield Capitalization Rates

Attacking & Defending an Appraisal in Litigation

Staying Out of Trouble

Raise Your Appraiser IQ

Transferred Value

Articles

Interview, Appraisal Buzz, December 2015

When You Get Notice of a State Complaint, Appraisal Buzz, April 17, 2017

A Fairer Way to Apply USPAP Working RE, 2018

Complying with Reporting Requirements of USPAP Working RE, 2022

Home Appraisers are Fed Up With How Their Industry is Run (Quoted in), American Banker, September 2022

Investor

Single-family residences – Purchased, own & sold various single-family houses.

Vacant land - Bought land on IH-45 in Houston in 1992 and sold the site to General Mills for an Olive Garden Restaurant.

Retail Center - Formed a partnership of 5 individuals and purchased a shopping center in College Station, Texas for \$1,150,000. Was the managing partner. Sold the center for \$1,850,000.

Retail Center - Formed a partnership of 3 individuals and purchased a shopping center in Kingwood, Texas for \$490,000. Sold less than 2 years later for \$720,000 & kept a cell tower sold later for \$75,000.

Sonic Ground Lease – Owned & sold 1/3 interest in Sonic ground lease on Main St. in Houston.

Developer: Graham Comer Plaza Development; Brazos Valley Bank Building, Graham Comer Retail

Banker

Vice President & Assistant Manager Appraisal Division – Texas Commerce Bank

Organizer and was Chairman of the Board – Brazos Valley Bank.

Real Estate Courses

Texas A&M University:

Real Property Valuation

Mortgage Market Analysis

Analysis of Real Estate Decisions

Real Estate Law

Problems - Syndications

Appraisal Institute:

Principles of Appraisal

Basic Valuation Procedures

Residential Valuation

Capitalization Theory & Techniques, Part 1

Capitalization Theory & Techniques, Part 2

Capitalization Theory & Techniques, Part 3

Valuation Analysis and Report Writing

Introduction to Investment Analysis

Standards of Professional Practice

South Texas College of Law:

Property I

Property II

University of Houston Law Center:

Real Estate Finance Law

Real Estate Development & Finance Law

Many other real estate related seminars

Current Employment

Ted Whitmer, Real Estate Consultant & Attorney

Previous Appraiser Employment

Self employed: Whitmer & Stephens Real Estate Appraisal – Houston

Texas Commerce Bancshares- Vice-President & Assistant Manager of the Appraisal Division

Dominy, Ford & McPherson- Associate Fee Appraiser

Partial Litigation Experience as Consultant

- Testified in the Fifth Circuit as an expert witness in a criminal fraud case.
- Took depositions as an attorney in property tax appeal cases. I worked on the side of the Ft. Bend County Appraisal District.
- Consulted on The Medical Towers case in Houston concerning the interpretation of an appraisal clause in a long-term ground lease.
- Consulted with St. Paul Insurance Company on a Kansas case involving Board of Director liability in a Savings in Loan. I reviewed over 30 appraisals for USPAP and regulatory compliance.
- Consulted on property tax case in Minnesota on a downtown office building.
- Work on J.C. Penney headquarters property tax appeal
- Worked with Dallas Co. Appraisal District on tax appeal case
- Worked on cases involving valuation clauses in leases
- Have worked in property tax, condemnation, regulatory takings, fraud, deceptive trade practices, and many other types of real estate related cases as a consultant
- Testified in property tax case for Travis County Appraisal District involving downtown office buildings
- Testified in Monroe, Louisiana on lease clause involving ethics of appraiser
- Consulted on case for Walmart on contract dispute
- Consulted on property tax case for AMOCO for refinery property tax appeal
- Testified in a Board Enforcement Case in Idaho
- Recently testified in an FDIC case (civil action)
- Testified in Colin County in Property Tax Case
- Testified in arbitration hearing on Port of Corpus Christi property
- Testified for Harris County in Condemnation hearing as expert in USPAP
- Worked on Enbridge v Avinger case.
- Testified in Cambridge, MA on Sear's Store for Property Tax

Partial Litigation Experience as Lawyer

- Represented Ft. Bend Appraisal District taking depositions of appraisers in tax appeal case
 - Represented Ft. Bend Appraisal District on assessment ratio study by arguing case in Austin
 - Represented a doctor on a lease negotiation
 - Represented appraiser in Houston on Board enforcement – case was dismissed
 - Currently am representing appraisers on Board enforcement with the Texas Appraiser Licensing & Certification Board – have represented hundreds of appraisers and many informal conferences
 - Argued case at State Office of Administrative Hearings
 - Settled many cases set for State Office of Administrative Hearings
 - Assisted in two Temporary Restraining Order hearings
 - Argued two Property Tax cases at the ARB
 - Represented in two Condemnation cases
 - Represented in multiple subpoena matters
 - Represented in three civil lawsuits
 - Tried 3 cases in Austin in defense of appraisers at the State Office of Administrative Hearings in 2012
 - Tried 1 case at SOAH in 2013
-

Texas Appraiser Licensing & Certification Board

Was governor appointed and served two years from 2002-2004 on the TALCB. Was elected vice-chair and while on the board I heard cases and was involved in adopting rules for the appraiser board. Have served on an ad hoc committee studying uniform and equal appraisals. The committee made recommendations to the board concerning appraisal and reporting rules. Have also assisted in Enforcement Committee meetings.

Appraisal Standards Board of the Appraisal Foundation

I was on a working committee advising on reporting rules. I was asked by the ASB to testify concerning standards and testified before the ASB in Chicago in 2013. I have contributed to changes in the USPAP.

Personal

Born in Houston, Texas on July 2, 1955, to John (Jack) and Irma Whitmer. Grew up in North Shore on the East side of Houston and graduated from North Shore High School in 1973. Attended Stephen F. Austin State University from 1973 – 1977 and worked various jobs while completing my degree. Managed a small bowling center in Athens Texas after graduating and enrolled in Texas A&M University's MBA program in Finance where I worked on the degree until completion from 1979 – 1981. While at Texas A&M I worked at the Texas Real Estate Research Center as a graduate student as well as in the Business Analysis Department where I was a teaching assistant in Statistics. After graduating I married Donna Swanberg in February of 1982 and was employed by Dominy, Ford, McPherson & Teel. I attended law school part-time from 1983 to 1988 and passed the Texas Bar in 1988. We had our first child, Carly, in August 1985 and I took a job as a Vice President and Assistant Manager of the Appraisal Department at Texas Commerce Bank in that year after receiving the MAI designation. I left in 1986 and started my own appraisal company that was the forerunner to Scott Stephens & Associates. Scott and I were partners until I moved to the Woodlands in the late 1980's. Donna & I had our second child in 1987, Casey. I wrote and started The Comprehensive Appraisal Workshop in 1988. Since then, I have taught the course over 200 times as preparation for the Appraisal Institute's comprehensive examination for the MAI designation. Most practicing MAIs went through the review course on their way to the designation. I started another appraisal company in the Woodlands, and it operated in the early 1990's. In 1990 my third child, Kenzie, was born. Teaching and consulting dominated my time, and I closed the company and in 1992 moved to College Station where I live today. I lived in Kilgore, Texas from 2004 – 2006 and in Nacogdoches from 2006 – 2008, where I taught for two years in the Economics & Finance Department. Our family moved back to College Station in the summer of 2008. In the mid-1990's I took some courses at Dallas Theological Seminary to enhance ministry skills to serve my Lord & Savior Jesus Christ. In 1998 we had our fourth child, Keith.
