

RICK L. CARLILE, MAI, SRA

5500 Hwy. 105, Guthrie, OK 73044 | 580.234.8600 | rick@carlilevaluation.com

SUMMARY

The objective of this *curriculum vitae* is to provide a brief summary of my professional education, training, experience and qualifications.

AREAS OF ENGAGEMENT

Valuation in Litigation

- Experienced in providing valuation services for a wide variety of property types in any kind of litigation where the value of real estate is an issue.

Consultation

- Consulting services for valuation related matters for a wide variety of property types and issues including Highest and Best Use, feasibility, market studies, condemnation and eminent domain, just compensation, damages, environmental contamination, trespass, to name a few.

Expert Witness Testimony

- Expert witness services to support valuation in litigation as a consultant and/or a testifying expert witness.

National and International Instructor

- Teach a wide variety of qualifying appraisal courses, designation appraisal courses and continuing education courses.
- Have taught international courses in Mexico and China

EXPERIENCE HISTORY

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| 1972-1975 | Cryptographic Communications Systems Specialist, <i>United States Air Force</i> <ul style="list-style-type: none">· Outstanding Airman of the Quarter, Holloman Air Force Base, New Mexico, 1974· Vietnam War Era veteran |
| 1975-1985 | Co-owner, <i>House of Yamaha, Alva, OK</i> <ul style="list-style-type: none">· Yamaha Motorcycle and Golf Cart Dealership, General Manager, Sales and Service |
| 1985-1994 | Real Estate Broker/Appraiser/Auctioneer, <i>Campbell Agency, Alva, OK</i> <ul style="list-style-type: none">· Real Estate sales and Auctioneer, pre-certification appraisal services, property management.· Agricultural land and equipment auctions, liquidation auctions, estate auctions. |
| 1994-Present | Owner/Certified General Appraiser, <i>Carlile Valuation, Inc, Guthrie, OK</i> <ul style="list-style-type: none">· Certified in Oklahoma, Kansas, and Colorado· Full service appraisal practice, valuation in litigation, consultation, expert witness |

GENERAL EDUCATION

1970-1973	Basic Undergraduate Courses, <i>El Reno College</i>
1979-1986	87 College hours completed, <i>Northwestern Oklahoma State University</i>

PROFESSIONAL EDUCATION

1991	Appraisal Courses for Certification: <table><tr><td>1. Principles of Appraisal</td><td>2. Writing the Narrative Appraisal</td></tr><tr><td>3. Farm and Land Appraisal</td><td>4. Advanced Commercial Real Estate Appraisal</td></tr><tr><td>5. Commercial Investment Appraisal</td><td>6. Financial Analysis of Income Property</td></tr><tr><td>7. Basic Valuation of Income Property</td><td>8. Advanced Valuation of Income Property</td></tr><tr><td>9. Fundamentals of Business Appraising</td><td>10. Appraisal Practices of Standards & Ethics</td></tr></table>	1. Principles of Appraisal	2. Writing the Narrative Appraisal	3. Farm and Land Appraisal	4. Advanced Commercial Real Estate Appraisal	5. Commercial Investment Appraisal	6. Financial Analysis of Income Property	7. Basic Valuation of Income Property	8. Advanced Valuation of Income Property	9. Fundamentals of Business Appraising	10. Appraisal Practices of Standards & Ethics
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2013-2014	Advanced Appraisal Courses for MAI Designation, <i>Appraisal Institute</i> Real Estate Finance, Statistics, and Valuation Modeling (tested class) General Cost Approach (tested class) Advanced Income Capitalization (tested class) Advanced Market Analysis and Highest and Best Use (tested class) Advanced Concepts and Case Studies (tested class)										
Periodic	Notable Post-Certification C.E. Courses SE-710 Condemnation Appraising: Basic Principles & Applications – Appraisal Institute SE-720 Condemnation Appraising: Advanced Topics & Applications – Appraisal Institute Uniform Appraisal Standards for Federal Land Acquisitions – Appraisal Institute Office Building Valuation: A Contemporary Perspective – Appraisal Institute Attacking and Defending an Appraisal in Litigation – Appraisal Institute Litigation Skills for the Appraiser – Appraisal Institute Analyzing the Effects of Environmental Contamination on Real Property – Appraisal Institute Hotel Appraisal Techniques and Analysis – Appraisal Institute Wind Projects and Land Value – Appraisal Institute (Webinar) <i>*Note: Current with all Oklahoma Appraiser Board, Kansas Appraisal Board, Colorado Appraiser Board and Appraisal Institute continuing education requirements</i>										

PROFESSIONAL DESIGNATIONS AND LICENSES

1991 - Present	State Certified General Appraiser, Oklahoma, 10019CGA, Kansas, G-759, and Colorado, CG.200002096
2014 - Present	MAI Designation, <i>Appraisal Institute</i> <p>The Appraisal Institute is a global organization for real estate appraisers. Members who hold the MAI designation have met thorough requirements, including continuing education, advanced courses, testing, experience hours, demonstration of knowledge, understanding and ability. The MAI designation is earned by real estate appraisers who are experienced in the valuation and consultation of commercial, industrial, residential and other types of properties and who advise clients on a wide range of real estate investment decisions.</p>
2019 - Present	SRA Designation, <i>Appraisal Institute</i> <p>The SRA membership designation is held by professionals who provide a wide range of services for residential properties related to providing opinions of value, evaluations, reviews, consulting, and advice regarding investment decisions, among other things. The completion of continuing education requirements assures that SRA Designated members remain informed on trends and changes pertaining to real property valuation, enabling them to provide valuations that reflect the latest in professional practice.</p>

1994-2008

Member – Standards and Disciplinary Procedures Committee | Oklahoma Real Estate Appraiser Board

- Longest ranking member for last several years served
- Chaired numerous disciplinary hearings
- Helped write disciplinary rules and procedures

2014 - Present

National and International Instructor, Appraisal Institute

- General Appraiser Income Approach, Part 1
- General Appraiser Income Approach, Part 1 - International
- General Appraiser Income Approach, Part 2
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Sales Comparison Approach
- General Appraiser Market Analysis and Highest and Best Use
- General Appraiser Market Analysis and Highest and Best Use - International
- Advanced Spreadsheet Modeling for Valuation Applications
- Advanced Income Capitalization
- Advanced Income Capitalization - International
- Advanced Concepts and Case Studies
- Advanced Concepts and Case Studies – International
- Advanced Market Analysis and Highest and Best Use
- Litigation Appraising: Specialized Topics and Applications
- The Appraiser as an Expert Witness: Preparation and Testimony
- Condemnation Appraising: Principles and Applications

2015 - 2018

Member, Leadership Development and Advisory Council | Appraisal Institute

“The Leadership Development & Advisory Council strives to foster creative thought from talented individuals involved in the real estate appraisal profession while developing the future leaders of the Appraisal Institute. LDAC also establishes an “appraiser-presence” in Congress and demonstrates that the Appraisal Institute is made up of professionals who recognize the importance of being actively involved in the political process.” ~ Appraisal Institute

HISTORY OF EXPERT SERVICES (PREVIOUS TEN YEARS)

Condemnation

Since 2003, I have been retained as an expert by the condemnor or the condemnee in the following types of litigation matters:

- City street and State and Federal Highway right-of-way
- High-voltage Power Line easements
- Interstate and intrastate oil and gas pipeline easements
- Relocation assistance
- Billboard valuation
- City water treatment facilities
- Flood water retention projects
- Flood way acquisition

I have appraised a wide variety of property types affected by condemnation actions, including but not limited to:

- Agricultural
- Retail
- Industrial
- Manufacturing
- Automotive Repair
- Warehouse/Distribution Centers
- Industrial Flex Mall
- Office buildings: Low Rise, Mid Rise, and High Rise

- Hotels
- Resorts
- Residential: Single and Multi-family
- Restaurants
- Subdivisions
- Convenience Stores
- Truck Stop/Travel Centers
- Cell tower sites

Surface Damages	I have been appointed as a commissioner and have been retained multiple times by Oil and Gas Companies and landowners to perform appraisals in accordance with the Oklahoma Surface Damages Act.
Environmental Contamination	Assignments have included environmental contamination damage valuations in a variety of cases including: <ul style="list-style-type: none"> • Underground storage tank leakage • Oil and Gas pipeline leakage • Industrial waste contamination • Underground water contamination • Superfund sites
Fire Damages	I have been retained by counsel representing landowners in multiple cases involving damages to real estate resulting from preventable wild fires caused by the actions of third parties.
Contractor Fraud	I have been retained by counsel representing property owners believed to be damaged by fraudulent and/or negligent third parties.
Conservation Easements	Assignments have included conservation easement valuations for the United States Department of Agriculture (USDA), the Oklahoma Department of Wildlife Conservation (ODWC), and the Oklahoma Fish and Wildlife Conservation Office.
Federal Land Acquisitions	Experienced in completing appraisals for federal land acquisitions which conform to the Uniforms Standards for Federal Land Acquisitions Interagency Land Acquisition Conference, Washington D.C. 2010, as published by the <i>Appraisal Institute</i> , in cooperation with the U.S. Department of Justice (Yellow Book).
Divorce Settlement	Restrict practice to high-asset divorce cases. Have provided settlement appraisals supported by expert witness testimony in bench and jury trials.
Trespass	Cases involving damages resulting from alleged trespassers.
Bankruptcy	United States Bankruptcy Court Western District of Oklahoma – prior appointments by the United States Trustee Office, which is a component of the Department of Justice, responsible for overseeing the administration of bankruptcy cases and private trustees under 28U.S.C.§586 and 11U.S.C.§101, <i>etseq.</i>
Wind Generation	Assignments have included valuations of Wind Generation Project Easement acquisition and damages to remainder property. I have also been tasked with the valuation of the contributory value of operating and income producing wind generation farms, as a part of the whole of landowner’s property.
Ownership Interest	Numerous assignments, in support of litigation, have included the valuation of a particular ownership interest including, but not limited to: <ul style="list-style-type: none"> • Fee Simple • Leased Fee • Leasehold • Life Estate • Undivided fractional interest

BOOKS/ARTICLES/RESEARCH PAPERS AUTHORED

- 2010 Carlile, Rick L. “A Market Study | Recreational Influence on Agricultural Land Values in Rural Oklahoma.” Selected Paper. National Association of Community Development Extension Professionals (NACDEP).
- March 14-16, 2011 Lansford, Notie and Rick L Carlile. “Recreational Influence on Rural Land and Its Land Use,” Selected Paper. Presented at National Convention | National Association of Community Development Extension Professionals (NACDEP). Dr. Notie Lansford is a professor and extension economist at Oklahoma State University.
- 2018 *Real Property Valuation in Condemnation*, (Chicago: Appraisal Institute, 2018), Contributing Author and Content Reviewer.
- 2018/2019 *Litigation Appraising: Specialized Topics and Applications*, (Chicago: Appraisal Institute, 2019), Course Textbook, Content Reviewer.
- 2021 *Inconsistency: It’s Hiding in Plain Sight in Your Appraisal*, (Chicago: Appraisal Institute, 2021), 7-hour Seminar Textbook, Author/Developer.
- 2022 *Inconsistency: It’s Hiding in Plain Sight in Your Residential Appraisal*, (Chicago: Appraisal Institute, 2022), 7-hour Seminar Textbook, Author/Developer.

CASE HISTORY OF TESTIMONY (PREVIOUS FOUR YEARS)

- 2018 CJ-2015-01817 – City of Jenks v. Sparkman Land, LLC – Tulsa County – Deposition
17-CV-00365-GKF-FHM – Wayne Penn Schafer v. Centerpoint Energy Oklahoma Gas – Federal Court – Trial Video Deposition
CJ-2012-185 – ODOT v. Acton Ranch – Logan County - Deposition
CV-2007-904 – ODOT v. TPJ Properties, et al – Bryan County – Deposition
CJ-2017-0109 – ODOT v. LPW Enterprises, et al – Logan County – Deposition and Trial
- 2019 15-CV-523-TCK-FHM – Bristow 1st Assembly of God v. Marathon Oil, et al – Deposition
15-CV-524-TCK-FHM – Stephen D. Lane, et al v. Marathon Oil, et al – Deposition
15-CV-525-TCK-FHM – Olen J. Lee, et al v. Marathon Oil, et al - Deposition
- 2020 CJ-2018-6 - Cynthia Bassett, et al v. Northwestern Electric Cooperative, Inc. – Deposition
- 2021 2020CV30001 – Mundell v. SE Colorado Power Association – Baca County, CO – Deposition
CJ-2019-1471 – Nichols v. Muirfield Homes, et al – Cleveland County – Deposition
CJ-2007-4206 – ODOT v. Effective Teaching – Tulsa County – Deposition and Trial
- 2022 CJ-2017-27 – Bode v. Farmers Elevator – Major County – Trial
CV-2019-6G – ONEOK Arbuckle II Pipeline v. 5B Ranch, et al – Stephens County – Deposition and Trial
CJ-2021-8 – Baker-Casey Ranch v. RWE Renewables – Woodward County - Deposition
- 2023 CV-20-07 – City of Enid v. James Merrifield – Osage County – Deposition