

Don Paul Shearer, MAI

Real Estate Appraiser/Advisor

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Biographical Data and Professional Qualifications

Born	December 21, 1943 in Harrisburg, Pennsylvania.
Professional	<p>Real Estate Appraiser, Advisor, Analyst, Broker, Consultant & Educator</p> <p>Provides real estate advisory, appraisal, and consulting services in Central Pennsylvania, and specializes primarily in litigation valuation and expert witness testimony including for eminent domain takings and tax assessment appeals. In July 1994, he acquired the appraisal firm of the late K. Jesse Reitenbach, MAI, and former member of the State Board of Real Estate Appraisers, K. Jesse Reitenbach Associates Ltd.,</p> <p>He is also Broker of Record of J.C. Bar Properties Inc./REALTOR, of Camp Hill, PA, and is the founder and President of Realty One Associates Inc.</p> <p>Founded in 1976, & Director & Instructor of the Educational Division of Don Paul Shearer Inc., a state-approved private real estate school which offers courses approved by the State Real Estate Commission and courses approved by the Pennsylvania Board of Certified Estate Appraisers.</p> <p>Has taught thousands of real estate licensees throughout Pennsylvania and in Maryland, Virginia and the District of Columbia in real estate courses for his own state-approved private real estate school, the Harrisburg Area Community College, the University Center at Harrisburg, the Pennsylvania State University, the Pennsylvania Real Estate Academy and the Institute of Real Estate Studies Inc., of which he is a former co-owner, and has taught seminars in real estate for many local Associations of REALTORS and has spoken on real estate subjects for many civic and private organizations.</p> <p>Completed and developed impact Study on Real Estate of the Accident at Three Mile Island Nuclear Plant in 1979.</p>
Education	Graduate, Dickinson College (1965) - B.A. Degree. Graduate, Cedar Cliff High School, Camp Hill, PA (1961)
Professional Affiliations	Past President, Vice-President, & Director, Greater Harrisburg Association of REALTORS Past State Director, Pennsylvania Association of REALTORS, & Member, National Association of REALTORS General Associate Member, The Appraisal Institute
Experience	<p>Over 50 years of experience as one of the leading experts in the field of real estate throughout Central Pennsylvania as a real estate advisor, analyst, appraiser, broker, consultant, and educator and for providing expert witness testimony in litigation cases for eminent domain takings, tax assessment appeals, distribution of marital assets in divorce proceedings, environmental damages, and bankruptcy.</p> <p>Has completed thousands of real estate appraisals in Pennsylvania since 1970 for attorneys, homebuilders, private business firms, land developers, relocation companies, banks, mortgage bankers & brokers, corporations, municipalities, counties, state agencies, federal agencies, municipal authorities and private individuals.</p> <p>Has completed real estate appraisals on all types of property in 36 counties of Central Pennsylvania including Adams, Berks, Blair, Bradford, Carbon, Centre, Chester, Clearfield, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Indiana, Juniata, Lackawanna, Lancaster, Lebanon, Lehigh, Lycoming, Luzerne, Mifflin, Monroe, Montour, Northumberland, Perry, Potter, Schuylkill, Snyder, Sullivan, Tioga, Union, Wyoming and York.</p> <p>Has given Expert Witness Testimony in 22 counties of Pennsylvania for real estate valuation and other real estate matters including Adams, Bradford, Carbon, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Lancaster, Lebanon, Lehigh, Lycoming, Mifflin, Northumberland, Perry, Snyder, Tioga, Union, Wyoming & York.</p> <p>Expert Witness Testimony presented in U.S. Federal Courts including a report and expert witness testimony in U.S. Middle District Court in <i>Phelan v. Adelphia Cable Company</i>, and prepared an analysis of damages to over 600,000 acres of the Seldovia Native Association in Cook's Inlet, Alaska, resulting from the Exxon Valdez Oil Tanker Spill in 1989</p>
Awards	<p>Selected as REALTOR OF THE YEAR, Greater Harrisburg Association of REALTORS (19</p> <p>Selected as ONE OF THE OUTSTANDING YOUNG MEN OF AMERICA (1968)</p> <p>Awarded Distinguished Service Award for Community Service, Camp Hill Jaycees (1969)</p>

3/1/20

Real Estate Education**THE APPRAISAL INSTITUTE (including the American Institute of Real Estate Appraisers)**

Completed & Passed MAI Comprehensive Examination (2002)
 Completed & Passed Exam Course 510 (Advanced Income Capitalization)
 Completed & Passed Exam Course 520 (Highest & Best Use & Market Analysis), 2000
 Challenged & Passed Exam Course 530 (Advanced Sales Comparison & Cost Approaches), 1999
 Completed & Passed Exam Course 540 (Report Writing & Valuation Analyses), 2000
 Completed & Passed Exam Course 550 (Advanced Appraisal Applications), 2000
 Completed & Passed Exam Uniform Standards of Professional Appraisal Practice (Part A), 1997
 Completed & Passed Exam Standards of Professional Practice (Part B), 1997
 Completed (2-day) Seminar General Demonstration Appraisal Report Writing, 2000
 Completed & Passed Exam Course 1-A (Real Estate Appraisal Principles), 1969
 Completed & Passed Exam Course 1-B (Capitalization Theory & Techniques), 1975
 Completed & Passed Exam Course VI (Investment Analysis), 1976
 Completed & Passed Exam Course VIII (Residential Valuation), 1970
 Received Passing Grade Comprehensive Exam for MAI Designation (2000)
 Received Passing Grade General Demonstration Report for MAI Designation (October 2019)

REALTORS NATIONAL MARKETING INSTITUTE (Commercial-Investment Division)

Completed & Passed Exam Course 101 Basics of Real Estate Investment (1978)
 Completed & Passed Exam Course 102 Analysis of Real Estate Investment (1979)
 Completed & Passed Exam Course 103 Real Estate Taxation (1979)
 Completed & Passed Exam Course 104 Case Studies, Real Estate Investment (1980)

APPRAISAL FOUNDATION

Completed and Passed Course Exam for Nationally Certified USPAP Instructor Course (2005) as developed by the Appraisal Standards Board and approved by the Appraisal Qualifications Board of the Appraisal Foundation which is authorized by the United States Congress as the Source of Appraisal Standards and Appraiser Qualifications in all (50) states.

Licensing/Certification

State Certified General Real Estate Appraiser (GA-422-L), Commonwealth of Pennsylvania
 Designated MAI Member, Appraisal Institute
 AQB Certified USPAP Instructor (Instructor ID # 44930, The Appraisal Foundation (Certified on March 3, 2005)
 Real Estate Broker (RB-023911-L), Commonwealth of Pennsylvania
 Certified Private Real Estate School Director, Commonwealth of Pennsylvania
 Certified Real Estate Instructor (RI-80-A), Commonwealth of Pennsylvania
 Certified Real Estate Instructor, Commonwealth of Virginia
 Qualified Expert Witness for testimony on real estate matters in 20 counties of Pennsylvania and U.S. Federal Courts.

Author

Impact Study of the Effects on Real Estate of Three Mile Island Nuclear Accident in 1979.

Numerous books and articles on real estate appraisal, agency, brokerage, construction, law, financing, investment, real estate fundamentals and practice, exam preparation for state real estate licensing exam, environmental concerns in real estate practice and appraising, and eminent domain.

Community/Political

State Chairman, Young Republicans of Pennsylvania (1970-72)
 Campaign Manager for U.S. Congressman George A. Goodling (1968)
 Statewide Campaign Director for Pa. Supreme Court Justice Thomas A. Pomeroy, Jr. (1969)
 Campaign Manager, Campaign for Governor, for State Senator Henry G. Hager (1978)
 South-Central Campaign Director for U.S. Senator John Heinz (1976)
 Senate Page & Assistant to the late State Senator George N. Wade (1962-1966)
 Alternate Delegate, Republican National Convention, Miami Beach, FL (1972)
 Pennsylvania Campaign Coordinator, John Anderson for President (1980)
 Past Chairman, Vice-Chairman, & Director, Cumberland County Young Republicans (1966-1970)
 President, West Shore Historical Society (Cumberland County) -Former Gateway Historical Society
 Past Treasurer & Director, Camp Hill Jaycees (1968-1972)
 Past Director, Route 15 Coalition
 Past Director of Operations/Board Member, *Price of the Susquehanna*, Harrisburg Riveboat Society.
 Member of various Boards, Committees, & other organizations, Cumberland County, PA

Partial List of Past and Present Clients

Banks & Other Lenders

Adams County National Bank
Bank of Hanover
Blueball Bank
Cambria Savings Association
Central Pennsylvania Savings Association
Columbia County Farmers National Bank (CCFNB)
Commerce Bank
Commonwealth Bank
Commonwealth National Bank
Community Banks
CCNB Bank
Cumberland Valley Savings Association
Dauphin Deposit Bank & Trust Company
Dauphin National Bank & Trust Company
Ephrata National Bank
Financial Trust Bank
First Bank & Trust Company of Mechanicsburg
First Columbia Bank
First National Bank of Danville
First National Bank of Marysville
FNB Bank
Fulton Bank
Germantown Savings Association
Guaranty Bank
Hamilton Bank
Harleysville National Bank
Harris Savings Association

AmeriChoice Federal Credit Union
Advanced Mortgage Corporation
Affinity National Mortgage
Agape Mortgage Network
AmeriChoice
American Home Mortgage
American Residential Mortgage Corporation
Associated-East Mortgage Company
Avstar Mortgage Company
Chase Manhattan Mortgage Corporation
Colonial Mortgage Service C'mpany
Cuna Mortgage Company
Delaware Valley Mortgage Corporation
First Advantage Mortgage Company
GMAC Mortgage Corporation

Homestead Savings Association
Integrity Bank
Jersey Shore State Bank
Kish Bank
Legacy Bank
Liberty State Bank
M & T Bank
Mechanics Savings Association
Mid-Penn Bank
Mid-State Bank
Mifflinburg Bank & Trust Company
National Bank of Tulsa
Northern Central Bank
Orrstown Bank
Parent Federal Savings Association
Pennsylvania National Bank
Peoples Bank of Shippensburg
Peoples State Bank of East Berlin
Snyder County Trust Company
Sterling Financial
Swineford Bank
Taneytown Bank
Union National Bank
Valleybank of Chambersburg
West Milton State Bank
Woodlands Bank
Members First Federal Credit Union

Huntingdon Mortgage Company
Kissel Mortgage Company
Lincoln Mortgage Service Corporation
Lomas & Nettleton Mortgage Company
Millennium Mortgage Group
Paine-Weber Mortgage Finance
PHH U.S. Mortgage Corporation
Pinnacle Mortgage Company
Priority Mortgage Group
Rockwell National Mortgage
Solution One Lending, LLC
Source One Mortgage
Thomas Mortgage Company
VNB Mortgage Company
Walter Peck Ltd. Mortgage

Governmental Agencies

Borough of Berwick Municipal Authority, PA
Borough of Middletown, Dauphin County, PA
Borough of Mifflinburg, Union County, PA
Borough of Orangeville, Columbia County, PA
City of Harrisburg Redevelopment Authority
City of Harrisburg Redevelopment Authority, PA
Commonwealth of Pennsylvania
East Pennsboro Township, Cumberland County, PA
Columbia County, PA
Lancaster County, PA Commissioners
Lancaster County, PA Planning Commission
Lancaster County PA. Commissioners

Lebanon County, PA Commissioners
Lebanon County, PA Planning Commission
Lehigh-Northampton Airport Authority
Lewisburg Area School District, Union County, PA
Pennsylvania Fish & Boat Commission
Pennsylvania State System of Higher Education
Resolution Trust Corporation (RTC)
Swatara Township, Dauphin County, PA
Town of Bloomsburg, Columbia County, PA
U.S. Veterans Administration
Washington Township Municipal Authority, PA

Corporate Clients

Bell Telephone Company of Pennsylvania
Buffalo Valley Telephone Company
Capital Financial Enterprises Inc.
Enterprise Land & Lumber Enterprises
Executrans Inc.
Financial Portfolios Inc.
Financial Profiles Inc.
Furman Foods Inc.

Nationwide Insurance Company
Penn Central Railroad
Statesman Insurance Group
Sun Oil Company
The Salvation Army
The Westport Company
Triple Crown Corporation
United Republic Life Insurance Company

Hundreds of Law Firms and Private Individuals

Types of Properties Appraised

by

Don Paul Shearer

Real Estate Appraiser/Advisor

Properties in 36 Counties in Pennsylvania

Small & Large Apartment Buildings

Small & Large Office Buildings

Professional Office Buildings & Flex Buildings

Strip Shopping Centers

Quarries

Golf Courses

Motels and Hotels

Campgrounds & Camps

Mobile Home Parks

Easements, eminent domain & private road takings

Unique & Upper Scale Residential Dwellings

United States Post Offices

Residential Subdivisions (2 lots to 250 lots)

Churches and Other Limited-Use Properties

Mini-Warehouse Facilities

Industrial Properties

Gasoline Service Stations & Automobile Dealership Properties

Vacant Land & Building Lots

Farms (10 acres to 600 acres)

Mountain Land and Woodland (up to 1800 Acres)

Bars & Restaurants

Fast Food Restaurants

Retail Stores & Other Small Commercial Properties

Governmental Buildings including schools, firehalls, etc.

Fraternal and Masonic Buildings

Bowling Alleys

Funeral Homes

Medical Buildings

Various Types of Businesses

Factories

Warehouses

Log Homes, Geodesic, Earth-Sheltered, and High-Range Price Unique Homes

Various Types of Going Concerns

Veterinary Hospitals

Stigmatized and Environmentally-Damaged Properties & Natural Gas Pipelines