

SUMMARY OF QUALIFICATIONS

JOSEPH A. DENGEL, MAI

Education

Graduate of Southern Methodist University, BBA, Finance and Real Estate majors

Professional Affiliations

State Certified General Real Estate Appraiser, Certification No. TX-1320229-G
Appraisal Institute, North Texas Chapter 17; MAI Member, Certification No. 6681
TxDOT Department Certified Real Estate Appraiser
TxDOT PREAS Contract Recipient, 2019-2020, 2021-2022 & 2023-2024
Member, North Texas Commercial Association of Realtors (NTCAR)
Member, International Right of Way Association (IRWA)
Texas Real Estate Broker - License No. 292692
State Certified Property Tax Consultant - License No. 1339

Recent TxDOT Appraisal Review Assignments

<u>Project</u>	<u>County</u>	<u># Parcels</u>	<u>Client Name</u>	<u>TxDOT District</u>
US 380	Collin County	41 Parcels	Michael Norris	TxDOT (Dallas District)
SL 335	Randall County	8 Parcels	Tanner Standley	TxDOT (Amarillo District)
FM 1461	Collin County	50 Parcels	Michael Norris	TxDOT (Dallas District)
FM 89	Nolan County	5 Parcels	Tommy Jones	TxDOT (Abilene District)
SH 66	Dallas/ Rockwall Counties	7 Parcels	Michael Norris	TxDOT (Dallas District)
FM 2551	Collin County	32 Parcels	Michael Norris	TxDOT (Dallas District)
IH 20	Nolan County	2 Parcels	Tommy Jones	TxDOT (Abilene District)

Sample of Eminent Domain Appraisals

<u>Project Name</u>	<u>County</u>	<u># Parcels</u>	<u>Client Name</u>	<u>Condemnor</u>
Dallas Floodway Extension Proj.	Dallas County	20 Parcels	Todd Wright	City of Dallas
Traders Road Expansion	Hunt County	7 Parcels	Massoud Ebrahim	City of Greenville
Mill Creek Drainage Relief Tunnel	Dallas County	15 Parcels	Dianne Hahn	City of Dallas
Dallas Floodway Project	Dallas County	12 Parcels	Chris Gunter, Chris Caso, Ken Bennett & others	City of Dallas Attorney's Office

Professional Experience

Joseph A. Dengel is president and sole owner of the firm of Joseph A. Dengel & Company located in Dallas, Texas. The firm was established in 1990 in order to provide commercial and residential real estate services throughout Texas, as well as the southern and central United States. These services include counseling, market analysis, valuation and evaluation of all types of real property with specific emphasis on commercial, retail, industrial, multi-family and single-family developments.

Previous to the awarding of the MAI designation in June of 1983, Joseph Dengel was employed for six years by two prestigious real estate appraisal firms in the Dallas market. Appraisal experience includes retail malls, industrial facilities, downtown and suburban office developments, apartments, rural and special-purpose properties. Special-purpose property assignments have included manufacturing facilities, nursing homes, day care centers, golf course developments, hotels/motels, self-storage facilities, retirement villages, railroad corridors, right-of-ways, and public utility systems. In addition, Joseph Dengel has completed over fifty (50) appraisal assignments dealing with floodplain, floodway and/or environmentally-impacted properties. Finally, Joseph Dengel has extensive appraisal experience in ad valorem tax work and in eminent domain assignments for the state of Texas plus numerous cities, counties and other condemning authorities.

Appraisals have been utilized for mortgage loan, eminent domain, feasibility analyses, gift and estate tax, insurance and corporate management decisions. Joseph A. Dengel has also been qualified as an expert witness in several federal and state real estate court cases. Mr. Dengel has also provided litigation support and/or appraisal reviews used in numerous trial/litigation proceedings.