



OUR SERVICES

Appraisal Practices and Services Include:

- Commercial, Industrial & Residential Appraisal
- Appraisal Review & Consulting
- Expert Testimony
- Brokerage
- Arbitration Consulting
- Business Valuation
- Conservation & Historic Preservation Easements

Commercial, Industrial & Residential Appraisals:

For more than 30 years Shelterfield has conducted commercial, industrial and residential appraisals throughout Southeastern Pennsylvania, Northern Delaware and Southern New Jersey.

Appraisal Review & Consulting:

Since 1973, attorneys, lenders and government agencies have turned to Shelterfield and its affiliates to evaluate the work of other appraisers. Real estate investors and developers have also looked to Shelterfield to obtain the market information necessary to reduce risk in their projects. With the company's research capabilities and knowledge of market trends, it is possible to forecast whether real estate development ideas make economic sense.

Expert Testimony:

John J. Hosey IV MAI, SRA has appeared in Bankruptcy Court, Orphan's Court and the Commonwealth Court of Pennsylvania to provide testimony in ad valorem taxation, divorce matters and environmental cases.

Brokerage:

Real estate brokerage services are available in Pennsylvania.

Arbitration Consulting:

Acting as neutral resources, appraisers may assist with lease negotiations, saving time and money for both lessor and lessee. By adhering to a single appraiser's opinion on market rental rates, tenants and landlords can avoid hiring multiple appraisers and arbitrators.

Conservation & Historic Easements:

Property owners may restrict development of their parcels through legal agreements known as conservation easements. Historic preservation easements are used to preserve the facades and surroundings of historic structures and parcels. Donating such easements can increase property value and generate a one-time tax deduction. Shelterfield and its affiliates have specialized in this appraisal consulting area for the past decade.

Shelterfield appraisers are subject to the Uniform Standards of Professional Appraisal Practice when conducting commercial, industrial and residential appraisals; performing business valuations; reviewing the work of fellow appraisers; offering expert testimony; when serving as arbitration consultants; and when appraising conservation and historic preservation easements.

Agents are not subject to the Uniform Standards of Professional Appraisal Practice when serving as real estate brokers or appraisal consultants.