



Callaway & Price, Inc.
Real Estate Appraisers & Consultants
Licensed Real Estate Brokers

Stephen G. Neill, MAI

State Certified General Real Estate Appraiser RZ2480 - Treasure Coast Office
s.neill@callawayandprice.com

Professional designations/licenses/certifications

- **Member, Appraisal Institute**, MAI Designation #12248
- **State Certified General Real Estate Appraiser #RZ2480**, Florida
- **Real Estate Broker #BK0660406**, Florida Licensed
- **International Right of Way Association Certified Right of Way Appraiser R/W-A/C**

Professional experience

- **Principal**, Callaway & Price, Inc. (since January 2006)
- **Appraisal Consultant**, Callaway & Price, Inc. (7/2002–12/2005)
- **Appraisal Consultant**, Diskin Property Research (4/2000–6/2002)
- **Appraisal Consultant**, Callaway & Price, Inc (5/1997–4/2000)

Qualified as an Expert Witness

- Indian River, Florida
- Miami-Dade, Florida
- St. Lucie County, Florida
- Bay County, Florida
- US Bankruptcy Court, Middle District of Florida
- Indian River County Special Magistrate (2010)
- St. Lucie County Special Magistrate (2007, 2008, 2009, 2010)

Education

- **Florida State University:**
 - Bachelor of Science Degree in Business/Real Estate
- **Indian River Community College:**
 - Associates of Arts Degree
- **Appraisal Institute Courses:**
 - 410 Standards of Professional Practice, Part A
 - 420 Standards of Professional Practice, Part B
 - 510 Advanced Income Capitalization
 - 520 Highest and Best Use and Market Analysis
 - 530 Advanced Sales and Cost Approaches

- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal From Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness
- **International Right of Way Courses:**
 - 103 Ethics and the Right of Way Profession
 - 400 Principles of Real Estate Appraisal
 - 401 The Appraisal of Partial Acquisitions
- **Florida State Law for Real Estate Appraisers**
- **Florida Law Update**
- **Roles and Rules of Supervisors & Trainees**
- **Appraisal Institute:**
 - Leadership Conference Participant

Appraising/Consulting expertise

- ACLFs, Mobile Home Parks, Agricultural, Multifamily Residential, Aircraft Hangers, Office Buildings, Apartment Complexes, Ranchland, Branch Banks, Restaurants, Car Dealership, Retail Buildings, Citrus Groves, Salvage Yards, Condominium Projects, Single-Family Residential, Eminent Domain, Sports Complexes, Golf Courses, Subdivisions, Luxury RV Parks, Truckstops/Gas Stations, Marinas, Warehouses, Mining Operations, Vacant Land, Mini-Warehouses, Special Purpose Properties

Organizations and affiliations

- **Rotary:**
 - Member
 - Vice-President/Board of Directors
- **John Carroll High School Advisory Board**
- **Treasure Coast Seminole Booster Club**