

# Curriculum Vitae for Connor F. Montferrat, SCGREA, MPP, MCRP

## PROFESSIONAL EXPERIENCE & LICENSING

Actively engaged in real estate valuation and consultation since 2016 with broad based experience in all property types including residential, commercial, industrial, land, subdivision development analysis, hospitality and special purpose properties. He also has extensive experience in affordable housing, tax pilot analysis, urban redevelopment, abstraction analysis and feasibility analysis. Connor serves a Director at Otteau Group and leads the litigation and consulting team. Connor graduated with bachelor's from Rutgers University and then also a Master of City and Regional Planning and Master of Public Policy from the Bloustein School. Connor holds the State Certified General Real Estate Appraiser License and is a Candidate for Designation in the Appraisal Institute.



State Certified General Real Estate Appraiser in the State of NJ (#42RG00268800)  
State Certified General Real Estate Appraiser in the State of NY (#46000053618)  
State Certified General Real Estate Appraiser in the State of PA (#GA004485)  
State Certified General Real Estate Appraiser in the State of DE (#X1-0000720)  
State Certified General Real Estate Appraiser in the State of MD (#34570)  
Director - Otteau Group, Inc.  
Appraisal Institute - Candidate for Designation  
Appraisal Institute Metro Chapter NJ- Princeton Conference Committee-2021-2022  
Appraisal Institute Metro Chapter – Board of Director – 2022

## PRIMARY EDUCATION



Rutgers University (2013)  
Bachelor of Arts



Edward J. Bloustein School (2017)  
Master of Public Policy



Edward J. Bloustein School (2017)  
Master of City and Regional Planning

## PROFESSIONAL EDUCATION

Advanced Income Capitalization  
Advanced Concepts & Case Studies  
Business Practices and Ethics  
Uniform Standards of Professional Appraisal Practice  
General Appraisal Review  
General Appraiser Expert Witness  
Real Estate Finance, Statistics & Valuation Modeling

General Appraiser Income Approach Part 2  
General Appraiser Income Approach Part 1  
General Market Analysis and Highest & Best Use  
General Sales Comparison Approach  
General Site Valuation and Cost Approach  
General Appraiser Report Writing & Case Studies  
Supervisory and Trainee Appraiser Course

## EXPERT TESTIMONY SAMPLING

Woodbridge Township Planning Board  
Logan Township Zoning Board of Adjustment  
Flemington Borough Town Council  
Peapack Gladstone Borough Town Council  
Jersey City Planning Department  
Point Pleasant Borough  
Hoboken City Planning Department

**PROFESSIONAL QUALIFICATIONS: Connor F. Montferrat, SCGREA, MPP, MCRP (continued)**

**APPRAISAL SERVICES PERFORMED FOR THE FOLLOWING CLIENTS:**

**FINANCIAL INSTITUTIONS**

Affinity Federal Credit Union  
Amboy Bank  
Bank of New Jersey  
Bank of Princeton  
Bayonne Community Bank  
Citizens Bank  
ConnectOne Bank  
CV Capital Funding  
First Bank  
First Constitution Bank  
First Commerce Bank  
Freedom Bank  
Fulton Financial Corporation  
Investors Savings Bank  
Lakeland Bank  
Magyar Bank  
Mariner's Bank  
Metuchen Savings Bank  
NJ Community Capital  
NJ Community Bank  
Northeast Bank

Ocean First Bank  
Peapack & Gladstone Bank  
Procida Funding & Advisors  
Two River Community Bank  
Unity Bank  
United Roosevelt Savings Bank

**LAWYERS**

Ansell Grimm & Aaron, P.C.  
Archer & Greiner P.C.  
Bathgate, Wegener, Wolf, PC  
Blau and Blau  
Carella, Byrne, Cecchi, Olstein,  
Brody & Agnello, P.C.  
Drinker, Biddle, and Reath, LLP  
Eckert Seamans  
Fox Rothschild, LLP  
Frankfurt, Kurnit, Klen, & Selz PC  
Hardin, Kundla, McKeon, & Poletto  
Hartmann, Doherty, Rosa, Berman,  
& Bulbulia, LLC  
Hill Wallack, LP  
Heilbrunn Pape, LLC  
Herold Law, PA  
Herrick Feinstein, LLP  
Kroll Heineman Carton LLC  
Lowsenstein Sandler, LLP  
Mandelbaum & Mandelbaum, LLC  
McKenna, Dupon, Higgins & Stone  
Methfessel & Werbel, PC

Morgan Melhuish Abrutyn  
Morgan, Lewis, & Bockius LLP  
Sonnenblick Parker & Selvers, PC  
Susanin, Widman & Brennan, PC  
Wilentz, Goldman, and Spitzer, PA

**OTHER**

State of New Jersey  
United States Postal Service  
Assoc. Construction Contractors NJ  
Asbury Park City  
Flemington Borough  
Jersey City  
JCP&L  
Little Falls Township  
New Jersey Natural Gas  
North Arlington Board of Education  
Northeast Carpenters Pension Fund  
Passaic City  
RWJ Barnabas Health  
Morgan Properties  
Hampshire Companies, LLC  
Kokes Properties  
Roger Mumford Homes  
CHA Partners  
Saxum Real Estate  
Paramount Assets, LLC  
Larken Associates  
Denholtz Associates  
Capodagli Property Company, LLC  
Panepinto Properties  
MPI Valuation and Advisory  
Madison Realty Capital