

Curriculum Vitae for Tammy Bucior, MAI, AI-GRS SCGREA



PROFESSIONAL EXPERIENCE & LICENSING

Actively engaged in real estate valuation and consultation since 2011 with experience in all property types including residential, commercial, industrial, land, subdivision development analysis, hospitality and special purpose properties. Tammy conducts analyses on affordable housing, tax PILOT analyses, urban redevelopment, and feasibilities on behalf of both cities and developers. She serves as Director at Otteau Group and leads the litigation and consulting team. Tammy is a Rutgers University graduate, holds the State Certified General Real Estate Appraiser license and the MAI Designation from the Appraisal Institute.



AI-GRS- Appraisal Institute

MAI Designated Appraiser- Appraisal Institute

State Certified General Real Estate Appraiser in the State of NJ (#42RG00259000)

State Certified General Real Estate Appraiser in the State of PA (#GA004425)

Director - Otteau Group, Inc.

Appraisal Institute Metro Chapter – NJ- Sponsorship Committee-2021-Present

Appraisal Institute Metro Chapter NJ- Fall Conference Committee 2024

Appraisal Institute Metro Chapter NJ- Princeton Conference Committee-2021 & 2022

Appraisal Institute Metro Chapter – Board of Director - Present

PRIMARY EDUCATION



Rutgers University (2007)
Bachelor of Science Degree

PROFESSIONAL EDUCATION

Uniform Standards of Professional Appraisal Practice
General Appraiser Market Analysis Highest & Best Use
General Appraiser Report Writing and Case Studies
Quantitative Analysis
Business Practices and Ethics
General Appraiser Expert Witness Review
General Appraiser Income Approach Part I
General Appraiser Income Approach Part II
Advanced Income Analysis
Advanced Market Analysis Highest & Best Use

Advanced Concepts & Case Studies
Fundamentals of Going Concern
Real Estate Finance, Statistics, and Modeling
General Appraiser Sales Comparison Approach
General Appraiser Site Valuation and Cost Approach
Evaluating residential Construction
Basic Appraisal Procedures
Basic Appraisal Principles

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
Crown Bank
Columbia Bank
CV Capital Funding
First Bank of NJ
First Constitution Bank
First Commerce Bank
Freedom Bank
Fulton Financial Corporation
Investors Savings Bank
Haven Savings Bank
Lakeland Bank

Magyar Bank
Manasquan Bank
Mariner's Bank
McMann Commercial Lending
Metuchen Savings Bank
NJ Community Capital
NJ Community Bank
Northeast Bank
New York Community Bancorp.
Ocean First Bank
Parke Bank
Peapack & Gladstone Bank
Procida Funding & Advisors
TD Bank
Two River Community Bank
Unity Bank
Valley National Bank
Walden Savings Bank
Wells Fargo Bank

PROFESSIONAL QUALIFICATIONS: TAMMY BUCIOR, MAI, AI-GRS, SCGREA

APPRAISAL SERVICES PERFORMED FOR THE FOLLOWING CLIENTS (continued)

ATTORNEYS

Ansell Grimm & Aaron, P.C.
Archer Law, P.C.
Bathgate, Wegener, Wolf, PC
Blau and Blau
Donahue, Hagan, Klein & Weisberg LLC
Fox Rothschild, LLP Heilbrunn Pape, LLC
Heilbrunn Pape, LLC
Mandelbaum & Mandelbaum, LLC
McKenna, Dupon, Higgins & Stone
Stevens & Lee
Storzer & Associates, P.C.
Turteltaub Law
Weingarten Law Firm
Wilentz, Goldman, and Spitzer, PA
Greenbaum Rowe Smith & Davis

OTHER (PUBLIC AND PRIVATE)

Accurate Builders LLC
Active Acquisitions Co.
Alfred Sanzari Enterprises
Blue Onyx Companies
Brandywine Realty Trust
Claremont Development
Claremont Group, LLC
CHA Partners
CrownPoint Development Group, Inc.
Denholtz Associates
Diversified Properties, LLC
Hampshire Companies, LLC
Hartz Mountain Industries
Homes For All
JAS Group Enterprises
JMF Properties
Kokes Properties
Larken Associates
LCOR

Madison Realty Capital
Monmouth Real Estate Investment Corp.
New Jersey American Water
New Jersey Natural Gas
New Jersey DEP
New Jersey EDA
Pegasus Partners LLC
Roger Mumford Homes
RWJ Barnabas Health
Saxum Real Estate
Somerset Development
Stock Dev Group
Szaferman, Lakind, & Blader, P.C
Tulfra Realty
U.S. Department of Veteran Affairs
U.S. Home Corporation d/b/a Lennar
WINN Development

GOVERNMENTAL

Borough of Sayreville
City of Linden
City of Plainfield
East Windsor
Hoboken City
Howell Township
Holmdel Township
Jersey City
Montgomery Township
New Jersey Green Acres
Ocean Township
SADC
South Brunswick Township
State of New Jersey
Wall Township
Woodbridge Township