

Lisa Seagraves Ward

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(912) 663-8820 lisa@telfaircompany.com

Education:

May 2000 – Armstrong State University, Savannah, GA - Bachelor of Science

Work Experience:

July 2017-Present: Commercial Real Estate Appraiser

Principal/Co-Owner, Telfair Appraisal Company, LLC, Savannah, GA

- Principal and co-owner of woman-owned, full-service appraisal firm providing written commercial appraisal reports and consulting assignments
- Various types of clients served including private individuals, Georgia Department of Transportation (GDOT) and other government agencies, public utility providers, private property owners and developers, CPA firms, appraisal management companies, banks, lenders, and attorneys
- Various types of property appraised including retail, office, industrial, multi-family, hotel/motels, convenience stores/gasoline stations, health care facilities, raw land, subdivision development, right-of-way/eminent domain appraisal assignments for GDOT, municipalities, and public utility providers
- Expert witness testimony and attorney consultation provided for various clients

November 2013-July 2017: Commercial Real Estate Appraiser

Principal/Owner, Lisa S. Ward & Associates, LLC, Richmond Hill (Savannah), GA

- Written commercial appraisal reports and consulting assignments
- Various types of clients served including private individuals, Georgia Department of Transportation (GDOT) and other government agencies, private property owners and developers, CPA firms, appraisal management companies, banks, lenders, public utility companies, and attorneys
- Various types of property appraised including retail, office, industrial, multi-family, hotel/motels, convenience stores/gasoline stations, health care facilities, raw land, subdivision development, right-of-way/eminent domain appraisal assignments for GDOT, municipalities, and public utility providers

July 2003-2013: Commercial Real Estate Appraiser

Independent Fee Appraiser/Subcontractor, Savannah, GA

- Associated with RE Appraisals, Inc. (Joe Pecenka, MAI) and Considine & Company (Brain Considine, MAI)
- Written commercial appraisal reports and consulting assignments
- Clients served include local, state, and federal government agencies, banks, developers, private property owners
- Primary scope of work was right-of-way/eminent domain assignments for GDOT 2003-2008; various types of assignments and clients 2008-2013 including private individuals, CPA firms, appraisal management companies, banks, lenders, attorneys, and the FDIC

March 2000-July 2003: Commercial Real Estate Appraiser

Staff Appraiser/Trainee, Crisler & Associates, Inc., (Joel Crisler, MAI) Savannah, GA

- Variety of written appraisal reports and consulting assignments for a variety of clients
- Significant amount of GDOT right-of-way appraisal assignments on a variety of large projects

Skills and Attributes:

- Excellent verbal and written communication skills
- Excellent presentation skills
- Working knowledge of State of Georgia eminent domain appraisal process and procedures

Other:

- GDOT Approved Appraiser Level 2, listed on several prime teams in various districts to perform GDOT appraisals throughout the state, application currently in process for promotion to Level 3
- Experienced expert witness
- Practicing Affiliate and Board of Directors of the Savannah Area Chapter of the Appraisal Institute
- Secretary and Board of Directors of the Richmond Hill Rotary Club

- Board Member of the Ford Plantation Property Owner's Association
- Committee Member of the Ford Plantation Building/Facilities Committee
- Committee Member of the Ford Plantation Equestrian Committee

Recent Projects and Clients Served:

- Social Apostolate of Savannah/Catholic Diocese – 2020
 - performed appraisal of possible new social services/community center located in east Savannah
- GDOT – “Ogeechee Road Widening Project” – 2019/2020
 - performed “before and after” appraisals of various commercial properties along Ogeechee Road for back up purposes related to condemnation and court proceedings.
- City of Savannah – “City of Savannah Arena Project” – 2018/2019
 - performed “before and after” appraisals/valuations of various commercial and industrial properties along Gwinnett Street and Stiles Avenue within the City of Savannah for their acquisition by the city
 - project included properties that contained significant jurisdictional wetlands and environmental contamination requiring remediation; consultation and conversation with various engineers required throughout the project as a result.
- GDOT – “Dean Forest Road at I-16 Widening Project” – 2018/2019
 - performed “strip take” and “before and after” appraisals of various single-family residential, industrial, and commercial properties along Dean Forest Road in west Chatham County and/or Savannah for their acquisition by GDOT
- GDOT – “US Hwy 1 Widening Project, Toombs County” – 2018/2019
 - performed “strip take” and “before and after” appraisals of various single-family residential, rural agricultural, and commercial properties along US Hwy 1 in rural Toombs County for their acquisition by GDOT
- GDOT - “US Hwy SR 56 Widening Project, Burke County” – 2018/2019
 - performed “strip take” and “before and after” appraisals of various single-family residential, rural agricultural, commercial, and institutional properties along SR Hwy 56 in rural Burke County for their acquisition by GDOT
- GDOT – “US Hwy 1 Widening Project, Jefferson County” – 2018/2019
 - performed “strip take” and “before and after” appraisals of various single-family residential, rural agricultural, and commercial properties along US Hwy 1 in the City of Louisville and in rural Jefferson County for their acquisition by GDOT
- City of Savannah/GDOT – “DeLesseps Avenue Widening Project” – 2018
 - performed “strip take” and “before and after” appraisals of various single-family residential, multi-family residential, and commercial properties along DeLesseps Avenue and LaRoche Avenue in Savannah for their acquisition by the City of Savannah, Georgia in conjunction with GDOT
- Columbia County – “Lewiston Road Widening Project” – 2018
 - performed “strip take” and “before and after” appraisals of various single-family residential and commercial properties along Lewiston Road in Columbia County near Augusta for their acquisition by Columbia County
- Troutman Sanders f/b/o Southern Company – “Southern Telecom Broadband Project” – 2018
 - performed “before and after” appraisals of various rural agricultural and residential properties along with existing Georgia Power easement rights for the acquisition of additional easement rights for installation of broadband service to rural areas.
 - performed work on this project in various counties including Chatham, Effingham, and Long Counties
 - provided expert witness testimony on this project in Chatham, Effingham, and Long Counties
- GDOT – “I-95 Roundabout Project, Bryan County” - 2017
 - performed “strip take” and “before and after” appraisals of various commercial properties along GA Hwy 144 and I-95 within the City of Richmond Hill for their acquisition by GDOT
- GDOT – “US Hwy 17 Widening Project, Glynn County” – 2017/2018
 - performed “strip take” and “before and after” appraisals of various residential and commercial properties along US Hwy 17 within Glynn County for their acquisition by GDOT
- Chatham County/GDOT – “Chatham County Interchange Improvement Project” – 2017

- performed “strip take” and “before and after” appraisals of various intensive commercial properties located at signalized intersections throughout Chatham County for their acquisition/improvement by Chatham County, Georgia in conjunction with GDOT
- Richmond Hill Downtown Development Authority – “Historic Community Building Project” – 2017
 - performed appraisal of the historic Henry Ford Community Building for the City of Richmond Hill; purpose of which was for the possible acquisition of the property by the City
- City of Savannah – “Old Godley Road Right-of-Way Project” – 2016
 - performed appraisal of an existing easement that extended across private property owner for acquisition of fee rights by City of Savannah
- City of Richmond Hill – “Henry Ford Bakery Project” – 2016
 - performed appraisal of the historic Henry Ford Bakery for the City of Richmond Hill; purpose of which was for the possible acquisition of the property by the City
- City of Richmond Hill – “Proposed Library Project” – 2016
 - performed appraisal of land as vacant and as developed with infrastructure for future construction of a new city center to include library, city hall, and other public facilities.
- GDOT – “SR 67 Widening Project, Bulloch County” – 2016
 - performed “strip take” and “before and after” appraisals of various residential and commercial properties along SR 67 within rural Bulloch County for their acquisition by GDOT
- GDOT – “US Hwy 80 Widening Project, Bulloch County” – 2016
 - performed “strip take” and “before and after” appraisals of various residential and commercial properties along SR 67 within rural Bulloch County for their acquisition by GDOT
- King & Spalding f/b/o Kinder Morgan – “Proposed Gas Pipeline Project” – 2016
 - performed appraisals of properties in Bryan, Liberty, Effingham, and McIntosh Counties for partial acquisition of easement rights for installation of a natural gas pipeline
- City of Savannah – “Georgia Power Easements Project” – 2016
 - Performed appraisals of various existing Georgia Power Company transmission line easements throughout the City of Savannah

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