

INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



JAMES MURREN Valbridge Property Advisors | Northern California jmurren@valbridge.com

3160 Crow Canyon Place, Suite 245 San Ramon, California 94583

Main: 925.327.1660 x7218 Direct: 925-659-1029 Fax: 408.279.3428

STATE CERTIFICATIONS

California (#3009181)

EDUCATION

Bachelor of Science, Finance, *Cum Laude* Bachelor of Arts, Economics, *Cum Laude* Minor, Real Estate University of Florida

www.valbridge.com

James Murren

Appraiser Valbridge Property Advisors | Northern California

MEMBERSHIPS & AFFILIATTIONS

Appraisal Institute

Candidate for Designation, 2024

PROFESSIONAL DEVELOPMENT PROGRAM

Appraisal Institute

Litigation Professional Development Program

COURSEWORK

Appraisal Institute

- Condemnation Appraising: Principles and Applications
- Litigation Appraising: Specialized Topics and Applications
- The Appraiser as an Expert Witness: Preparation and Testimony
- Advanced Income Capitalization
- Advanced Concepts & Case Studies
- Advanced Highest & Best Use*
- Quantitative Analysis*
- Basic Appraisal Procedures
- Basic Appraisal Principles
- 15-Hour National USPAP Course
- General Appraiser Market Analysis and Highest & Best Use
- Real Estate Finance, Statistics, and Valuation Modeling
- Using the HP12C Financial Calculator Course NYS GE3
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach/Part 1
- General Appraiser Income Approach/Part 2
 ^{Challenge Exam}

McKissock

- General Appraiser Site Valuation and Cost Approach
- General Report Writing and Case Studies
- · Laws and Regulations for California Appraisers

EXPERIENCE

Valbridge Property Advisors | Northern California

- Appraiser, 2021-Present
- Real Estate Analyst, 2020-2021

Ard Appraisal Company—Clark, New Jersey

• Real Estate Analyst, 2018-2020

AWARDS

Valbridge Property Advisors | Northern California

• Outstanding Performance, 2021



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EXPERIENCE

Mr. Murren has provided valuation services in a wide variety of complex civil litigation including complex land-use cases, eminent domain, contract disputes, encroachments and title claims.

Appraisal/valuation and consulting assignments include: Residential (apartments and age-restricted housing); Retail (fast food and sit-down restaurants, big box stores, grocery stores, street retail, car rental services, automobile repair shops, daycare centers, and post offices); Shopping centers (neighborhood, community, and convenience/strip); Mixed-use (retail/office and residential/retail); Office (medical office condominiums, research and development, and business parks); Industrial (manufacturing/ light industrial, flex space, warehouse, storage yards, and lumberyards); and Land (commercial, multi-family, and mixed use), various special-purpose properties (worship facilities, private schools, etc.) and litigation support.

CERTIFICATION

BUREAU OF REAL ES	
REAL ESTATE APP	RAISER LICENSE
James S. 1	Murren
has successfully met the requirements for a license as State of California and is, therefore, entitled to use th	a residential and commercial real estate appraiser in th e title:
"Certified General	Real Estate Appraiser"
This license has been issued in accordance with the p Certification Law.	rovisions of the Real Estate Appraisers' Licensing and
BREA APPRAISER IDENTIFICATION NUMBER:	3009181
I certify, under penalty of perjury, that this is a true and correct copy of my original license or certificate.	Effective Date: October 25, 2023 Date Expires: October 24, 2025
compound.	angele Jummott
Signature:	Angela Jemmott, Bureau Chief, BREA
Signature: Date:	GURT