

Chris Daniel, SRA, MRICS



Chris Daniel & Associates
P.O. Box 653
Pacific Grove, CA 93950
Tel: (831) 649-6142
Fax: (831) 649-6148

Education

San Jose State University, San Jose, CA, *Bachelor of Arts in Economics, 1992*

Monterey Peninsula College, Monterey, CA, *Associate of Arts in General Studies, 1987*

Professional Memberships

State of California, *Certified General Appraiser*, License Number: AG003359,
Expiration date: 10-31-2012

Appraisal Institute, Member since 1999, *SRA designation*

Appraisal Institute Litigation Certificate Registry – Certificate of Completion
awarded in 2010

Royal Institution of Chartered Surveyors, Member since 2006, *MRICS
designation*

Vice Chair, Monterey County Assessment Appeals Board, 2006 to present

Member, City of Pacific Grove Housing Committee, 2009-10

Appraisal Institute, Northern California Chapter committees: *Fall Conference
2001, 2002, 2003, 2005; Associate Guidance 2003, 2004; LDAC 2003, 2004;
Regional Representative, 2003, 2004, 2005; Monterey Bay Branch Chair, 2003,
2004, 2005*

FHA Approved Appraiser, 09-1999 to present

Director, Northern California Chapter of the Appraisal Institute, 2003-2006, 2008

Commissioner, Monterey County Fish & Game Commission; 2005-2008

Professional Experience

2011 – Present, Probate Referee for Monterey County
Term expires in June of 2013

2001 – Present, Chris Daniel & Associates, Carmel, CA
Owner, Real Estate Appraisal and consulting firm serving all of Monterey County

2004 – 2008, Monterey Peninsula College, Monterey, CA
Adjunct Faculty Instructor in Real Estate Economics and Appraisal

1996 – 2001, Washington Mutual Bank, Fresno/Pacific Grove, CA
Senior Staff Appraiser

1990 – 1996, Bank of America, Salinas/Fresno, CA
District Manager/Senior Appraiser

1987 – 1989, Great Western Bank, Salinas, CA
Staff Appraiser

1985 – 1987, H. Seyferth & Associates, Pacific Grove, CA
Appraiser

Appraisal Education

The Appraisal Institute:

- Appraisal Principles
- Residential Case Studies
- Standards of Professional Practice
- Business Practices and Ethics
- Condemnation Appraising: Principles and Applications
- Course 500 - Advanced Residential Form & Narrative Report Writing
- Course 510 - Advanced Income Capitalization
- Course 520 - Highest & Best Use and Market Analysis
- Course 530 - Advanced Sales & Cost Approach Applications
- Course 540 - Advanced Narrative Report Writing
- Course 550 - Advanced Applications
- Litigation Appraising: Specialized Topics
- Appraiser as an Expert Witness

Community Colleges:

- Appraisal I
- Appraisal II
- Real Estate Principles
- Real Estate Finance

Appraisal Institute Workshops & Seminars:

- The Appraisal Summit, 2006
- Professional's Guide to the Uniform Residential Appraisal Report
- Uniform Standards of Professional Appraisal Practices Update
- Market Analysis & Using the Site to Do Business
- 2005 State of the Profession
- The Changing Role of the Appraiser and USPAP
- Leadership Development Advisory Council 2004, 2003
- Code of Professional Ethics
- The Appraiser's Work file
- Annual Fall Conference, 2003, 2002, 2001, 2000
- FHA Appraisal Guidelines
- Residential Construction
- Apartment Expense Analysis

Other Workshops & Seminars

- Environmental Issues
- Highest & Best Use

Fair Lending
Cost Estimating
USPAP & State Regulations
Diminution of Value
Automated Valuation Models
Technology Updates
Ethics in the Public Service

Property Types Appraised

I have completed appraisals for litigation support, mortgage underwriting, divorces, estate tax, estate planning, gifting purposes, bankruptcy, and diminution of value cases.

I have appraised Apartment complexes, auto dealership, neighborhood shopping centers, condominiums, commercial office buildings, retail buildings, aircraft hangers, fractional interests, life estates, single family residences, fast food restaurants, industrial buildings, residential subdivisions, ranches, ranchettes and vineyards, vacant land, cold storage facilities, a gasoline station, veterinary hospital, easements, storage and well tank sites.

Notable properties valued include the David Avenue Reservoir in Pacific Grove, The Salinas YMCA, the Seaside Salvation Army, and the American Red Cross building in Salinas. I've also appraised numerous ocean view and ocean front properties on the Monterey Peninsula. I've testified as an expert witness in Monterey County Superior Court. I've also valued property for private arbitration.

Past and Present Clients

The Monterey Bay Aquarium Foundation	First National Bank
Monterey Peninsula Unified School District	The American Red Cross
The Salvation Army	RBC Mortgage
The Diocese of Monterey County	Santa Barbara Bank & Trust
California-American Water Company	Bank of America
Union Bank of California	Monterey Bay Bank
Community Bank of Central California	Flagstar Bank
Countrywide Home Loans	Monterey Coast Mortgage
Valley Financial	TreeHouse Mortgage Group
Clocktower Financial	Pacific Home Lending
Pacific Home Loans	Financial Freedom
Sterling Capital	Benchmark Lending
Washington Mutual Bank	Green Point Mortgage
Nations Mortgage Banc	North American Mortgage
JP Morgan Chase Bank	Preferred Financial
Advance Mortgage Services	Accredited Home Lenders
First American Title Company	Nations Valuation Service
City National Bank	Blue Adobe Mortgage
Wells Fargo Home Loans	San Benito Bank
Pacific Valley Bank	
Various Attorneys, Accountants and Private individuals	