

APPRAISER'S CURRICULUM VITAE

Daniel R. Ketcham, MAI, SRA, SR/WA

Just as no two properties are alike, no two appraisers are alike - it is the appraiser's professional experience, judgment and qualifications that will make the difference.

EDUCATIONAL BACKGROUND

California State University Long Beach, Bachelor of Science in Business Administration - emphasis in Finance & Real Estate.

Orange Coast College, Associate of Arts & Certificate of Achievement in California Real Estate.

Courses successfully completed with the Appraisal Institute (AI) include Appraisal Principles, Methods & Techniques, Capitalization Theory & Techniques, Case Studies, Valuation Analysis & Report Writing, Standards of Professional Practice, Single Family Residential Appraisal, Fundamentals of Separating Real Property, Personal Property, & Intangible Business Assets, and Introduction to Green Buildings – Principles & Concepts.

Litigation Certificate of Completion having successfully completed the following required AI specialized courses: Litigation Appraising: Specialized Topics & Applications, Condemnation Appraising: Principles & Applications, The Appraiser as an Expert Witness Preparation & Testimony.

Courses successfully completed from the International Right of Way Association (IRWA) include Problems in the Valuation of Partial Acquisitions, Easement Valuation, Legal Aspects of Easements, Valuation of Contaminated Properties, Appraisal of Partial Acquisitions, Communications in Real Estate Acquisition, Bargaining Negotiations, Engineering, Appraisal & Law sections of Principles of Real Estate Acquisition, Property Descriptions, and Engineering Plan Development & Application.

Continuing Education Seminars attended via AI & IRWA: USPAP Standards Update, Federal/CA Laws), AI Litigation Conference, AI Business Ethics & Practice, AI Regional Economic Forecast, AI Conference multiple topic, AI Conference multiple topics, AI Litigation Conference), IRWA Conference multiple topics, USPAP Update Course, AI Statistics, Appraiser Liability, Spring Litigation Conference, Economic Forecast, Detrimental Conditions in Real Estate, 2013 Litigation Conference AI - Trial Exhibits, Subsurface Easements, & Managing Litigation Process, Business Practices & Ethics, Federal & CA Statutory & Reg. Laws, USPAP Standards Update, Uniform Standards for Federal Land Acquisitions (Yellow Book), IRS Valuation Summit, USPAP Standards, Valuation of Easements & Partial Interest in Condemnation, Economic Forecast, USPAP Standards Update, Litigation Conference AI – Temporary Construction Easements, Severances Damages, and Preparing for Trial, Attacking & Defending An Appraisal in Litigation, Essentials: Current Issues & Misconceptions in Appraisal, Business Practices & Ethics, Understanding Environmental Contamination in Real Estate, California Eminent Domain Appraisal Practice, Conservation Easements, Subdivision Valuation & Special Purpose Properties, California Eminent Domain Case Update, Current Issues & Essentials of Appraising, Uniform Standards Update, Appraisal Litigation Practice & Courtroom Management, Scope of Work, Appraisal Consulting, Eminent Domain Appraisal Review, Standards of Professional Practice Part C.

PROFESSIONAL LICENSES

Appraisal License - Certified General in California (AG001511) issued by Bureau of Real Estate Appraisers in 1991 and retired license in 2024; Real Estate Broker License in California (00660553) issued by Bureau of Real Estate in 1981 and currently active.

PROFESSIONAL AFFILIATIONS & DESIGNATIONS

Designated Member Appraisal Institute (MAI #7592 & SRA #1866); Designated Member of the International Right of Way Association (SR/WA #4174); REALTOR®, Nevada County Association of Realtors; member of Gold Country Estate Planning Council.

Appraisal Institute designated members make a commitment to advanced education and defined ethical requirements. The MAI designation is held by appraisers who are experienced in the valuation and evaluation of commercial, industrial, residential and other types of properties, and who advise clients on real estate investment decisions. The SRA designation is held by appraisers who are experienced in the analysis and valuation of residential property. The Senior Right of Way Professional (SR/WA) is the most prestigious professional designation granted by the International Right of Way Association to those right of way professionals who have achieved professional status through experience, education, and examination.

COURT QUALIFICATION

Experienced and qualified as an expert witness in real estate valuation in various California Superior Courts and United States Bankruptcy Courts. Former appointment by the Eastern District California United States Bankruptcy Court as a Resolution Dispute Advocate.

SCOPE OF EXPERIENCE

Appraisal experience includes valuation of all types and classifications of real property including unimproved development land, single and multi-family residential, commercial, office, retail, and industrial properties. Geographic area of practice emphasis is Northern California and Sierra Foothills. A primary focus of our practice is the appraisal of partial interest for right-of-way acquisition and appraisal of going concern interest wherein the value of a business is an integral part of the real property interest (e.g. service stations, racquet & tennis clubs, etc). Other practice services include litigation support and appraisal services rendered in conjunction with litigated and eminent domain matters, consultation services in conjunction with the feasibility analysis of proposed development, and/or purchase acquisitions or sale dispositions, and estate planning matters.

NOTABLE PROFESSIONAL & PERSONAL EXPERIENCE

Currently serves as Advisor for Candidates for Designation (both General & Residential) for Appraisal Institute (AI), 2010-2025 President Board of Directors - Nevada County Historical Society; 2009 Treasurer & Program Chair Historical Society; 2003-2008 member the Board of Directors, Golden Empire Council of Boy Scouts of America; Founding Scoutmaster Boy Scout Troop 855, and Unit Commissioner for Cub Scout Pack 855 - Grass Valley; 1998 President of Board of Directors Chapter 27 of IRWA; 1994 President of Board of Directors Nevada County Big Brothers Big Sisters; past instructor Community College level and for the AI; served on both General and Residential Admissions Review Committees for the Sacramento Sierra Chapter AI and National Review & Counseling and Ethics Committees of the AI; regular contributor to the Gold Country Real Estate Showcase as published by Grass Valley Union newspaper, writing on contemporary real estate issues; past guest speaker for the Nevada County Engineers Association and the Gold County Estate Planning Council; Big Brother from 1982-88. Recipient of the following awards & recognitions: Boy Scouts of America 2003 Silver Beaver Award, Golden Empire Council, 2000 Silver Bear Award Gold Country District, Boy Scouts of America; 1997 Member of the Year, IRWA Chapter 27; 1997 Pack 855 Unit Scouter of the Year; 1987 Big Brother of the Year for Orange County; BSA Sea Exploring "Quartermaster" 1973 (highest earned rank in Sea Scouting).