



Chris Daniel, SRA

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: 10/31/2024

State of California, *Probate Referee* – Appointed by the State Controller in September 2011. Expiration date 6/30/2025

Appraisal Institute, Member - awarded the *SRA designation* in July of 2000

Appraisal Institute Litigation Certificate Registry – Certificate of Completion in 2010

Professional Experience

- 2001 – Present, Chris Daniel & Associates, LLC, Carmel Valley, CA. *Owner, Real Estate Appraisal, and consulting firm serving all of Monterey County*
- 2011 – Present, State appointed Probate Referee for 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 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*
- Vice-Chair, Monterey County Assessment Appeals Board, 2006-2018
- 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, 2021-24; Monterey Bay Branch Chair, 2003, 2004, 2005, 2020, 2021, 2022.*
- Director, Northern California Chapter of the Appraisal Institute, 2003-2006, 2008
- Secretary, Northern California Chapter of the Appraisal Institute, 2023
- Vice President, California Probate Referee Association, 2015-2019
- President, California Probate Referee Association, 2019-2021

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
Uniform Standards of Professional Appraisal Practice

Continuing Education:

Monterey Bay Appraisal Seminar (July 2023)
The Appraisal Institute's Spring Litigation Conference (May 2023)
Stats, Graphs and Data Science – 2 (October 2022)
Stats, Graphs and Data Science – 1 (September 2022)
The Appraisal Institute's 2022 National Conference (August 2022)
Monterey Bay Appraisal Seminar (July 2022)
CPRA Spring 2022 Education Conference (May 2022)
Historic Preservation (Façade Easements): Appraisal Techniques (February 2022)
IRS Valuation Update (September 2021)
Monterey Bay Appraisal Seminar (July 2021)
Extreme Appraising -Valuing Commercial R.E. in a Down Market (May 2021)
Fractional Interests (April 2021)
Ethics for California Probate Referees (May 2021)
Assessments and Appeals, presenter (April 2021)
Appraising in a "Crazy Market" (May 2021)
Residential Subdivision Land Valuation: The Big Picture (January 2021)
National USPAP Update Course 2020-21 (June 2020)
Federal and California Statutory and Regulatory laws (June 2020)
CPRA Fall 2018 Education Conference (October 2018)
CPRA Spring 2018 Education Conference (April 2018)
CPRA Fall 2017 Education Conference (December 2017)
CPRA Spring 2016 Education Conference (May 2016)
Vineyard Valuation (June 2015)
Spring Litigation Conference (May 2015)
Supervisor-Trainee Course in California (May 2015)
CPRA Spring 2015 Education Conference (April 2015)
CPRA Fall 2014 Education Conference (November 2014)

Other Appraisal Education

FHA Appraisal Guidelines
Residential Construction
Apartment Expense Analysis
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

Apartment complexes, auto dealerships, neighborhood shopping centers, condominiums, commercial office buildings, retail buildings, aircraft hangers, fractional interests, life estates, single-family residences, hotels, motels, fast food restaurants, industrial buildings, residential subdivisions, ranches, ranchettes, and vineyards, vacant land, cold storage facilities, gasoline stations, veterinary hospital, easements, leasehold interests, and well-tank sites.

Intended Uses of Appraisal Assignments

Litigation support, mortgage underwriting, divorces, estate tax, probate, estate planning, gifting, bankruptcy, assessment appeals, arbitration, and diminution of value.

Testified as an expert witness:

- Monterey County Superior Court
- United States Federal Court
- Monterey County Assessment Appeals Board
- Private Arbitration

Past Clients

Starbucks Coffee Company, Hillsdale College, Monterey History & Art Association, Monterey County, The Monterey Bay Aquarium Foundation, First National Bank Monterey Peninsula Unified School District, The American Red Cross, The Salvation Army, City of Del Rey Oaks, The Diocese of Monterey County, Santa Barbara Bank & Trust, California-American Water Company, Bank of America, Community Hospital of the Monterey Peninsula, Wente Vineyards, Union Bank of California, JP Morgan Chase Bank, Bank of America.