

PROFESSIONAL QUALIFICATIONS OF Vicki Briggs, MAI

Profile

Entered the real estate field in 1980 as a real estate broker, with education, training and experience in property management, real estate sales and leasing. Commercial real estate appraiser since 1987. Partner in the firm of *Sierra West Valuation*, specializing in eminent domain real estate appraising, since 1995. MAI - member of the Appraisal Institute since 1993. Experience includes the preparation and review of appraisal reports, feasibility studies, locational analysis, and consulting on real estate and eminent domain related issues for private property owners, lenders, business owners and government clients.

Education

Formal Education

California State University, Sacramento

B.S. Degree, 1979, Business Administration major; Real Estate concentration

Specialized Education:

▪ **Appraisal Institute Courses:**

Appraisal 1A-1, Real Estate Appraisal Principles – 1988

Appraisal 1A-2, Basic Valuation Procedures – 1988

Appraisal 1B-A, Capitalization Theory and Techniques, Part A – 1988

Appraisal 1B-B, Capitalization Theory and Techniques, Part B – 1988

Course 021, Case Studies In Real Estate Valuation – 1992

Course 520, Highest and Best Use and Marketability Analysis – 1993

Course 540, Report Writing and Valuation Analysis – 1994

Course 420, Standards of Professional Practice, Parts A & B – 1994

Course 430, Standards of Professional Practice, Part C – 2000

The Masters Course, 3/2000

Course 720, Condemnation Appraising, Advanced Topics - 2001

Appraisal Consulting – 4/03

Land Valuation Adjustment Procedures & Assignments– 10/03

Contemporary Issues Relative to Corridor & Goodwill Valuation – 9/03

Course 400 - National USPAP Update – 3/2004 & 9/05

Support for Capitalization Rates – 10/04

Business Practices & Ethics – 9/05

Eminent Domain – CA Case Update – 9/05

Subdivision Valuation – 10/05

Uniform Appraisal Standards for Federal Acquisitions “Yellow Book Seminar” -12/06

Real Estate Finance, Statistics, and Valuation Modeling – 3/07

Attacking and Defending the Appraisal in Litigation – 10/07

Current Issues and Misconceptions in Appraising – 10/07

National USPAP Update Course – 7/08

Course 707–Valuation of Conservation Easements–(Cert. of Completion rec'd 9/2009)

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**PROFESSIONAL QUALIFICATIONS
OF
Vicki Briggs, MAI (con't)**

Specialized Education (con't)

▪ **International Right of Way Association (IRWA) Courses:**

- Course 401, The Appraisal of Partial Acquisitions – 1995
- How to Plan and Execute a Successful Right-of-Way Project – 11/95
- Course 802, Legal Aspects of Easements – 11/98
- Course 403, Easement Valuation – 11/98
- Course 502, Business Relocation – 6/01
- Reviewing Eminent Domain Appraisals – 6/01
- Course 900, Principles of Real Estate Engineering- 2/03
- Course 800, Principles of Real Estate Law – 2/03
- Course 200, Principles of Real Estate Negotiations – 3/03
- Course 901, Engineering Plan Development & Application – 4/04

Other Related Courses and Seminars:

- Dale Carnegie* – Effective Communication & Interpersonal Skills – 1/03-4/03
- Continuing Legal Education – 3rd Annual Eminent Domain Conference – 11/2000
- Attorneys, Appraisers, & Real Estate Update Seminar; Appraisal Institute – 9/98
- Internet Search Strategies for Real Estate Appraising; Appraisal Institute – 7/98
- Analyzing Operating Expenses; Appraisal Institute - 1/97
- Environmental Issues in the Sacramento Area; Appraisal Institute – 6/96
- Large Scale Development Issues, Solutions and Risks; Appraisal Institute – 6/96
- Federal and State Laws and Regulations; Appraisal Institute – 11/95
- Commercial Construction Seminar; Appraisal Institute – 6/93
- Appraisal Regulations of Banking Institutions; Appraisal Institute – 2/91
- Commercial Construction Seminar; AIREA – 3/89
- Various Property Management Seminars - Institute of Real Estate Management

Professional Affiliations and Licenses

- Certified California General Real estate Appraiser (CA License No. AG008234)*
- MAI Member of the Appraisal Institute*
- Member, International Right of Way Association*

The following represents a listing of property types appraised by Vicki Briggs, MAI as principal and/or associate appraiser:

- Vacant office, retail, commercial, industrial and residential land
- Office buildings
- Warehouse buildings
- Residential subdivisions and raw land
- Manufacturing and distribution buildings
- Special purpose properties (surgery center, mini-storage, restaurant, etc.)
- Retail strip centers
- Mixed-use projects
- Apartment complexes
- Pipeline and roadway projects
- Partial acquisitions