



**Valbridge**  
PROPERTY ADVISORS

## INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



### JAMES MURREN

Valbridge Property Advisors |  
Northern California

[jmurren@valbridge.com](mailto: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  
Minor, Real Estate (Cum Laude)

Bachelor of Arts, Economics (Cum Laude)  
University of Florida

[www.valbridge.com](http://www.valbridge.com)

## James Murren

Appraiser

Valbridge Property Advisors | Northern California

### APPRAISAL INSTITUTE & RELATED COURSES

- Advanced Income Capitalization
- 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

### 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

Mr. Murren has experience in appraising all major property types throughout the Bay Area and beyond, from Napa to Santa Cruz. He specializes in litigation assignments, shopping centers, and other special purpose properties.

#### 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).



**Valbridge**  
PROPERTY ADVISORS

**INDEPENDENT VALUATIONS FOR  
A VARIABLE WORLD**



**JAMES MURREN**

**Valbridge Property Advisors |  
Northern California**  
[jmurren@valbridge.com](mailto: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  
Minor, Real Estate (Cum Laude)

Bachelor of Arts, Economics (Cum Laude)  
University of Florida

[www.valbridge.com](http://www.valbridge.com)

**James Murren**

Appraiser

**Valbridge Property Advisors | Northern California**

**CERTIFICATION**

