



**Valbridge**  
PROPERTY ADVISORS

## INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



### YULIA FERGUSON

Valbridge Property Advisors |  
Northern California

[yferguson@valbridge.com](mailto:yferguson@valbridge.com)

1530 The Alameda, Suite 100  
San Jose, California 95126

Main: 408.279.1520 x7130  
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Fax: 408.279.3428

### STATE CERTIFICATION

California

### EDUCATION

Master of Science in Marketing  
Poltava University of Economics and Trade  
Ukraine

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

## Yulia Ferguson

Appraisal Analyst

Valbridge Property Advisors | Northern California

### MEMBERSHIPS & AFFILIATIONS

Appraisal Institute

- Annually attend Fall and Spring conferences

Valbridge Women's Council

- Member

### APPRAISAL INSTITUTE & RELATED COURSES

Appraisal Institute

- Practical Highest and Best Use

McKissock Learning

- National USPAP Course
- Statistics, Modeling, and Finance
- Laws and Regulations for California Appraiser
- General Appraiser Market Analysis Highest and Best Use
- Supervisor-Trainee Course for California
- General Appraiser Site Valuation and Cost Approach

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- Basic Appraisal Principles
- Basic Appraisal Procedures
- Residential Market Analysis and Highest & Best Use
- Residential Report Writing and Case Studies
- Residential Appraiser Site Valuation and Cost Approach
- Residential Sales Comparison and Income Approaches

### EXPERIENCE

Valbridge Property Advisors | Northern California

- Appraisal Analyst, 2021-Present

Real Estate Appraisal Professionals

- Real Estate Appraiser Trainee, 2020-2021

### AWARDS

Valbridge Property Advisors | Northern California

- Rising Star, 2022

Appraisal Institute NorCal Chapter

- George and Alberta Stauss Scholarship Recipient, 2023

Ms. Ferguson has 10+ years of combined experience in real estate, business management, banking, accounting, and customer service. She also has extensive experience with researching, collecting, and analyzing financial data metrics.

**Appraisal/valuation and consulting assignments include:** Retail (automotive service and repair facilities, freestanding buildings, and street retail); Office (low-rise buildings and business parks); Industrial (condominium units, freestanding buildings, and contractor's yards); Land (agricultural, multi-family development, commercial, industrial, remnants, and open spaces); and Easements (view, access, underground, temporary construction, and permanent right-of-way); as well as Shopping Centers and Mixed-Use properties.



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