



Valbridge
PROPERTY ADVISORS

**INDEPENDENT VALUATIONS FOR
A VARIABLE WORLD**



BRIAN TO

**Valbridge Property Advisors |
Northern California**

bto@valbridge.com

3160 Crow Canyon Place, Suite 245
San Ramon, California 94583

Main: 925.327.1660 x7214
Direct: 925.475.8514
Fax: 408.279.3428

EDUCATION

Bachelor of Arts, Communication Studies
Strategic Communication Concentration
Cal State East Bay

www.valbridge.com

Brian To

Appraiser

Valbridge Property Advisors | Northern California

MEMBERSHIPS & AFFILIATIONS

- Associate Member of Appraisal Institute
- Member of AAPI Commercial Professionals of America

APPRAISAL AND REAL ESTATE COURSES

McKissock Learning

- Statistics, Modeling, and Finance
- 2020-2021 15-hr National USPAP Course
- General Appraiser Market Analysis Highest and Best Use
- General Appraiser Income Approach
- General Appraiser Site Valuation and Cost Approach
- General Appraiser Sales Comparison Approach
- Expert Witness for Commercial Appraisers
- Commercial Appraisal Review

EXPERIENCE

Valbridge Property Advisors | Northern California

- Appraiser, 2025-Present
- Appraisal Analyst, 2022-2025

Fremont Bank—Residential Appraisal Department

- Intern, 2021

Mr. To has experience with a variety of property types throughout the Bay Area and beyond, from San Jose to Lafayette.

Appraisal/valuation and consulting assignments include: Residential (apartments); Retail (fast food restaurants); Industrial (light manufacturing, storage facilities and warehouses); Office (research and development and medical); Mixed-use office/retail; and Land.



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CERTIFICATION

