



Valbridge
PROPERTY ADVISORS

**INDEPENDENT VALUATIONS FOR
A VARIABLE WORLD**



JAMES MURREN, MAI
Valbridge Property Advisors |
Northern California
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, *Cum Laude*
Bachelor of Arts, Economics, *Cum Laude*
Minor, Real Estate
University of Florida

www.valbridge.com

James Murren, MAI

Senior Appraiser

Valbridge Property Advisors | Northern California

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute

- MAI Designation, 2025

PROFESSIONAL DEVELOPMENT PROGRAM

Appraisal Institute

- Litigation Professional Development Program

COURSEWORK

Appraisal Institute

- Condemnation Appraising: Principles and Applications
- Litigation Appraising: Specialized Topics and Applications
- The Appraiser as an Expert Witness: Preparation and Testimony
- Advanced Income Capitalization
- Advanced Concepts & Case Studies
- Advanced Highest & Best Use*
- Quantitative Analysis*
- 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

*Challenge Exam

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

- Senior Appraiser, 2025
- Appraiser, 2021-2025
- Real Estate Analyst, 2020-2021

Ard Appraisal Company—Clark, New Jersey

- Real Estate Analyst, 2018-2020



Valbridge
PROPERTY ADVISORS

**INDEPENDENT VALUATIONS FOR
A VARIABLE WORLD**



JAMES MURREN, MAI
Valbridge Property Advisors |
Northern California
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, *Cum Laude*
Bachelor of Arts, Economics, *Cum Laude*
Minor, Real Estate
University of Florida

www.valbridge.com

James Murren, MAI

Senior Appraiser

Valbridge Property Advisors | Northern California

EXPERIENCE

Mr. Murren has provided valuation services in a wide variety of complex civil litigation including complex land-use cases, eminent domain, contract disputes, encroachments and title claims.

Appraisal/valuation and consulting assignments include: Fractional Interests, 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), various special-purpose properties (worship facilities, private schools, etc.) and litigation support.

CERTIFICATION

