



**Valbridge**  
PROPERTY ADVISORS

## INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



**WALTER D. CARNEY, MAI**  
Valbridge Property Advisors |  
Northern California  
[wcarney@valbridge.com](mailto:wcarney@valbridge.com)

1530 The Alameda, Suite 100  
San Jose, California 95126

Main: 408.279.1520 x7145  
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**STATE CERTIFICATION**  
California

**EDUCATION**  
A.B., Economics  
A.B., International Relations  
University of Southern California

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

## Walter D. Carney, MAI

Senior Managing Director  
Valbridge Property Advisors | Northern California

### MEMBERSHIPS & AFFILIATIONS

Appraisal Institute, Member

- MAI Designation, 1992

International Right of Way Association (IRWA)

- President, Chapter 42, 2000
- Board of Directors, Chapter 42, 1998-2001

### APPRAISAL INSTITUTE & RELATED COURSES

Continuing education courses taken through the Appraisal Institute, other real estate organizations, and the American Bar Association.

### EXPERIENCE

#### Valbridge Property Advisors | Northern California

- Senior Managing Director, 2013-Present

#### Hulberg & Associates, Inc.

- Executive Vice President, 1984-2013

#### Home Federal Savings and Loan of San Diego

- Senior Commercial Appraiser, 1983-1984

Mr. Carney has provided valuation services in a wide variety of complex civil litigation including real estate, land-use cases, eminent domain, inverse condemnation, estate matters, property taxation, contract disputes, partnership and corporate disputes, environmental lawsuits, professional negligence cases, construction defects, bankruptcy/creditors matters, failure to maintain, and fraud.

He is qualified as an expert witness in various California State Superior Courts; in U.S. District Court, San Francisco; and, in U.S. Bankruptcy Court U.S. District Court, San Jose. He is a highly experienced forensic appraiser, having provided testimony in jury and bench trials in state and federal courts. He has also testified in major arbitrations and mediations.

He is a frequent lecturer and speaker on real estate appraisal matters, including on topics presented for education and continuing education credits to professional organizations, such as the Appraisal Institute – the National Conference; Appraisal Institute – San Francisco Bay Area and Los Angeles Area chapters; International Right of Way (IRWA); the American Bar Association's Continuing Legal Education (CLE) and Eminent Domain Institute; the American Law Institute/American Bar Association (ALI-ABA); Lorman Education Services; Valbridge Property Advisors.



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**EXPERIENCE, continued**

**Appraisal/valuation and consulting assignments include:** Commercial (office buildings, medical/dental buildings, retail buildings, shopping centers, C-stores, restaurants, hotels/lodgings, service stations, mixed-use projects, banks, auto dealerships, vacant land). Industrial (light industrial; warehouse; R&D buildings; refuse and recycling facilities; asphalt and concrete mixing plants; food processing and cold storage facilities; maritime leases, maritime ship, and boat building and repair; vacant land). Single-family and multi-family (condominiums, apartments, subdivisions, mobile home parks, trailer parks, RV parks, vacant land). Agricultural (livestock, ranching, farming, permanent plantings, field and row crops, farmland). Various easements and rights (surface, subsurface, air, conservation, wetlands, historic-façade-preservation, TDR's (Transfer Density Rights). Various special-purpose properties (worship facilities, telecommunications, cell towers, communications facilities, truck stops, public and private schools, airport fixed base operators, chemical/metal plating). Railroad and public utility corridors; trails; various right-of-way uses. Remnant ("plottage") parcels. Wetlands and Waters of the U.S.; private and public reservoirs; open space; endangered and protected habitats; abandoned public streets. Other (fractional interest valuations, contaminated properties, feasibility studies, market studies, litigation support, mediations, arbitrations, and review appraisals).

**CERTIFICATION**

