



Valbridge
PROPERTY ADVISORS

INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



YULIA FERGUSON

Valbridge Property Advisors |
Northern California
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1530 The Alameda, Suite 100
San Jose, California 95126

Main: 408.279.1520 x7130
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STATE CERTIFICATION

California

EDUCATION

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

www.valbridge.com

Yulia Ferguson

Appraiser

Valbridge Property Advisors | Northern California

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute

- Candidate for Designation
- Annually attend Fall and Spring conferences

Valbridge Women's Council

- Member

APPRAISAL INSTITUTE & RELATED COURSES

Appraisal Institute

- Highest and Best Use
- General Appraiser Income Approach
- Quantitative Analysis

McKissock Learning

- National USPAP Course 2024-2025
- 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
- California Elimination of Bias and Cultural Competency for Appraisers
- Expert Witness for Commercial Appraisers
- Commercial Appraisal Review

Mbition

- 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, 2021-2025
- Appraiser, 2025-Present

Real Estate Appraisal Professionals

- 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, shopping centers, and street retail); Office, Industrial (automotive, R&D, condo, and contractor's yards); Land (incl. remnants and easements),as



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