

## QUALIFICATIONS OF CRAIG A. CHRISTIANSON

### **PROFESSIONAL AFFILIATIONS**

#### **Candidate for Designation, Appraisal Institute**

Certified General Real Property Appraiser, Minnesota License No. 40189696  
Real Estate Broker, Minnesota License No. 40650600  
Minnesota Commercial Association of Realtors (MNCAR) Member  
National Association of Realtors (NAR) Member  
Senior Accredited Minnesota Assessor (SAMA), License No. 3306 – expired  
St. Cloud State Real Estate Alumni Association Member

### **BUSINESS EXPERIENCE**

Patchin Messner Valuation Counselors, Associate Appraiser, 2019 to Present  
Chadwick Appraisals, Certified General Appraiser, 2014 to 2019  
CC's Real Estate Services, LLC – Owner, Manager – 2013 to present  
Ramsey County Assessor's Office, Appraiser, 2007 to 2013

### **EDUCATIONAL BACKGROUND**

Bachelor of Science Degree in Business, Double Major - Real Estate and Marketing  
St. Cloud State University, St. Cloud, MN

### **SPECIALIZED REAL ESTATE TRAINING**

**Uniform Appraisal Standards for Federal Land Acquisitions** (Yellow Book Course)  
**Minnesota Broker Pre-License Course**  
**Real Estate Finance & Investments**  
**Urban and Regional Economics**  
**Architectural Drafting and Design**  
**Marketing Information and Research**  
**Construction Technology**  
**Site Valuation and Cost Approach**  
**Appraisal Subject Matter Electives**  
**Appraising FHA Today**  
**Mold Pollution and the Appraiser**  
**Construction Details and Trends**  
**Advanced Residential Applications and Case Studies**  
**Mass Appraisal Basics**  
**Ethics for Minnesota Assessors**  
**Basic Income Approach to Valuation**  
**Green Construction** (Seminar)  
**eCRV System** (Seminar)  
**2011 Handling Property Tax Appeals in Minnesota**  
**Minnesota Salesperson Pre-License Courses 1, 2 and 3**  
**Real Estate Appraisal**  
**Real Estate Law**  
**Accounting I and II**  
**Managerial Finance**  
**USPAP – 15 hours**  
**Market Analysis and Highest and Best Use**  
**Residential Report Writing and Case Studies**  
**Sales Comparison and Income Approaches**  
**Ad Valorem Tax Consultation**  
**Even Odder – More Oddball Appraisals**  
**Appraising and Analyzing Retail Shopping Centers for Mortgage Underwriting**

**Assessment Laws and Procedures**  
**Minnesota Assessment Administration**  
**Minnesota Income Property Case Study**  
**Appraising Waterfront and Lakeshore Property**  
**Mortgage Fraud** (Seminar)  
**IAAO Course 102 – Income Approach to Valuation**  
**Real Estate Principles**  
**Business Statistics**  
**Risk Management and Insurance**  
**Residential Construction**  
**USPAP – 7 Hour Updates**

**APPRAISAL  
EXPERIENCE**

Valuation and analysis of many types of commercial and residential real estate, including, but not limited to: retail, office, industrial, special purpose properties, vacant land, and single-and multi-family residential properties. Valuations have been performed for financing purposes, condemnation and property tax purposes, easement valuations, estates/charitable gifting valuations, highest and best use determination, and due diligence support. Valuations and market studies have been done on proposed, partially completed, new construction, renovated and existing structures.

**APPRAISAL  
CLIENTS**

Investment Firms  
Law Firms  
Lenders

Owners and/or Entities  
Private Investors  
Public Agencies