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