

# Richard S. Lujan, Licensed Appraiser

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Currently a state licensed independent fee real estate appraiser who began career with approach to build the appropriate market/geographic database and achieve competency. To date have provided market, tax assessment, living trust estate and insurance-related valuations for the following various residential appraisal types in the Orange, San Diego, Riverside, San Bernardino and Los Angeles counties:

- Single family residences, Condominiums and 2-4 multi-unit residential income properties
- PUD / Custom / Equestrian properties
- New construction, Exterior Only SFR and Condominium
- FHA, VA, REO, Mobile and Manufactured Homes

Currently utilize Alamo Win Total software for reports. Database resources include National Data Collective (NDC) and So Cal Tempo MLS. Possess vehicle with GPS navigation, E & O Insurance with million dollar limit. Utilize Leica DISTO laser measuring and manual devices. Membership maintained with Pacific West Association of Realtors, Foundation of Real Estate Appraisers, Measuring Professionals organizations, Associate Member of Appraisal Institute.

Maintain client relations with homeowners and real estate industry personnel including realtors, mortgage/banking representatives and underwriters. Perform physical exterior and interior on-site analysis of residential and income real estate properties including:

- Collect, record and verifying data for subject property, neighborhood and sales comparables, subject site improvements, obtain exterior/interior digital photos of residential property
- Measurement to determine square footage and electronic building sketch per ANSI guidelines
- Search, select and obtain digital photos for sales comparables
- Prepare final draft of appraisal report. Data entry certified at 47-WPM.

## Education

Jump Start Appraiser Private School – Laguna Woods, CA

2004 USPAP, Appraisal standards, procedures and principles course work.

Allied Real Estate School-Laguna Hills, CA: 2009 course updates for Market Analysis, Site Valuation, Sales, Cost and Income Approach, Residential Report Writing and Case Studies.

Anthony Schools: Azusa, CA New Fannie Mae 1004 Form reporting.

Alamode Convention: Workshops for website marketing and electronic report form system

Appraisal Institute Convention: Continuing Education Workshop Fannie Mae SFR, Condo reports and underwriting procedures.

Acheson Appraisal-Orange, CA: Boot Camp program for licensing standards, Appraisal Review for SFR and Multi-Family Dwellings, REO, FHA and Retrospective/Prospective appraisals. 2009 course updates for FNMA Market Conditions Addendum, Federal/State Laws and Home Valuation Code of Conduct Regulations.

Real Estate Trainers-Santa Ana, CA: 2008 USPAP, Appraisal standards, procedures and principles.

2009 course updates for Highest & Best Use, 2010 USPAP and FHA/VA Appraisal Report requirements.

DME/Appraisal Mastery Center: Residential Appraisal Underwriting.

Mc Kiscock: 2006 USPAP

Office of Real Estate Appraisers: 2009 Workshop for Appraisal Report Compliance.

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