SCHNEIDER
VALUATION
CONSULTANTS, INC.

QUALIFICATIONS OF ERIC C. SCHNEIDER, CRE, MAI, SRA, AI-GRS



Eric C. Schneider

CRE, MAI, SRA, AI-GRS

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Position

Principal, Schneider Valuation Consultants, Inc.

Professional Experience

Eric has over 15 years of real estate appraisal and appraisal review experience, with a specialty in forensic appraisal review and providing services for litigation support and disputed real estate matters. Based in San Diego, California, he has extensive valuation and consulting experience involving commercial and residential real estate throughout California and in states across the nation.

The focus of Eric's assignments involves eminent domain, assessment appeals, diminution in value claims, title defect matters, easement valuations, and lease renewals (including ground leases), among other disputed matters. Often, assignments involve complex issues related to property rights, valuation methodology, and recognized appraisal practices and standards.

Eric has served on various committees and boards related to the appraisal profession, including the Appraisal Institute and the International Right of Way Association. He is also a member of the Appraisal Institute's Body of Knowledge Committee, a member of *The Appraisal Journal* Review Panel, and a frequent presenter at legal and valuation events.

Professional Certifications

- California Certified General Appraiser (AG040624, Expires September 2028)
- Arizona Certified General Appraiser (CGA-2006769, Expires January 2027)
- Colorado Certified General Appraiser (CG.200003824, Expires December 2026)
- Nevada Certified General Appraiser (A.0207821-CG, Expires December 2026)

Professional Certifications (Continued)

- CRE Designation, The Counselors of Real Estate (2026)
- MAI Designation, Appraisal Institute (2014)
- SRA Designation, Appraisal Institute (2016)
- AI-GRS Designation, Appraisal Institute (2018)
- R/W-AC Certification, International Right of Way Association (2021)

Professional Affiliations

- The Counselors of Real Estate
  - Member (2026-Present)
- Appraisal Institute
  - Chair, Admissions and Designation Qualifications Committee (2020-2021)
  - Member, Body of Knowledge Committee (2026-Present)
  - Member, *The Appraisal Journal* Review Panel (2021-Present)
  - Attendee, Discussion Leader, Vice Chair, and Chair, Leadership Development and Advisory Council (2016-2023)
  - National Volunteer of Distinction (2016)
  - Course Co-Developer, Condemnation Appraising, Principles and Applications (2018)
- San Diego Chapter of the Appraisal Institute
  - President (2019)
  - Board of Directors (2016-2020)
- International Right of Way Association
  - Region Representative, Valuation Community of Practice (2021)
  - International Director (2018-2020, 2024-2025)
- San Diego Chapter of the International Right of Way Association
  - Board of Directors (2015-Present)
  - Chapter President (2019-2020)
  - Chapter Vice President (2018-2019, 2024-2025)
  - Chapter Treasurer (2025-Present)
  - Visionary Industry Professional Award (2021)
  - Professional of the Year (2020)
- Institute for Professionals in Taxation
  - Member (2024-Present)

Professional History

- Schneider Valuation Consultants, Inc., Principal (2024-Present)
- Jones, Roach & Caringella, Inc., Senior Appraiser (2015-2023)
- Integra Realty Resources, Senior Analyst (2011-2015)
- Robert Shea Perdue Real Estate Appraisal, Appraiser (2009-2011)
- CoStar Group, Research Associate (2007-2009)

Education

- B.S. Business Administration, Emphasis in Real Estate, San Diego State University (2008)

Publications and Presentations

- Co-Presenter: "AI in Real Estate Practice," San Diego, California, July 2026
- Co-Presenter: "Tackling Temporary Construction Easements," Virtual, May 2026
- Co-Presenter: "Tackling Temporary Construction Easements," Berkeley, California, April 2026
- Co-Presenter: "Tackling Temporary Construction Easements," Costa Mesa, California, April 2026
- Co-Presenter: "Developing a Credible Capitalization Rate," New Orleans, Louisiana, March 2026
- Co-Presenter: "Inverse Condemnation – Money & Dirt: Valuation and Legal Issues," Cerritos, California, November 2025
- Co-Presenter: "Appraisal Review – Lessons Learned for Credible Valuations," Indian Wells, California, November 2025
- Presenter: "What It's Worth…And When: Insight on the Date of Value," Costa Mesa, California, June 2025
- Co-Presenter: "What's So Special About Special-Use Properties? - Insight on CA Evidence Code Section 824," Riverside, California, June 2025
- Co-Presenter: "Appraisers that Appreciate: How to Thrive as a Right of Way Valuation Professional," Virginia Beach, Virginia, June 2025
- Co-Author: "Ownership and Use and Contiguity, Oh My!", *Right of Way Magazine*, March/April 2025
- Co-Presenter: "What's So Special About Special-Use Properties? - Insight on CA Evidence Code Section 824," San Diego, California, November 2024
- Co-Presenter: "People vs. Sanchez: Where are we Now?" Cerritos, California, November 2024
- Co-Presenter: "Is This Appraisal Reliable? Best Practices for Preparing Appraisals that Agencies can Use," San Diego, California, August 2024
- Presenter: "Getting into Right of Way: A Practical Guide for the Residential Specialist," San Diego, California, June 2024
- Co-Presenter: "Setting the Stage: Best Practices for Acquisition Appraisals," Long Beach, California, June 2024
- Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation," Long Beach, California, June 2024
- Co-Presenter: "Partial Takings – Must You Always Appraise the Entire Larger Parcel?" Oakland, California, May 2024
- Co-Presenter: "That's What They Said: Are Others' Opinions a Recognized Method and Technique?" Riverside, California, April 2024
- Co-Presenter: "Setting the Stage: Best Practices for Acquisition Appraisals," San Diego, California, November 2023
- Co-Presenter: "Partial Takings: Must You Always Appraise the Entire Larger Parcel?" Cerritos, California, November 2023
- Presenter: "Deconstructing the Income and Expense Statement," Chicago, Illinois, October 2023
- Co-Presenter: "Race in Right of Way," Denver, Colorado, June 2023
- Co-Presenter: "Lessons Learned in Appraisal Reviews for Acquisitions and Litigation," Denver, Colorado June 2023
- Co-Presenter: "What's So Special About Special-Use Properties? - Insight on CA Evidence Code Section 824," Montebello, California, May 2023

Publications and Presentations (Continued)

- Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation," Anaheim, California March 2023
- Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation," Downey, California, October 2022
- Co-Presenter: "Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation," San Francisco, California, October 2022
- Co-Presenter: "Can One Have Their Grapes and Eat Them Too? A case study on contributory value," San Diego, California, October 2022
- Co-Author: "Can One Have Their Grapes and Eat Them Too? A case study on contributory value," *Right of Way Magazine*, May 2022
- Co-Panelist: "Appraisal Review Seminar," Virtual for San Diego Chapters of Appraisal Institute and International Right of Way Association, 2022
- Co-Author: "More than Sticks and Bricks – Why legal characteristics must be considered as part of the valuation process," *Valuation Magazine*, April 2021
- Co-Author: "Should Land Be Valued as Entitled? Case Studies for Ensuring Proper Just Compensation," *Right of Way Magazine*, September/October 2020
- Co-Presenter: "Value Buildings if They are Not Being Taken? Shedding Light on Complicated Valuations," Virtual for IRWA Chapter 67, October 2020
- Co-Presenter: "Part Takes of Improved Properties," San Diego, California, March 2020
- Co-Author: "Value Buildings if they are Not Being Taken? Shedding Light on Complicated Valuations," *Right of Way Magazine*, July/August 2019
- Co-Presenter - "Value Buildings if they are Not Being Taken? Shedding Light on Complicated Valuations," Costa Mesa, California, August 2019
- Co-Presenter - "Diversification for the Residential Appraiser," Downey, California, September 2019
- Co-Presenter - "Property Tax Administration: Strengths, Challenges, & Opportunities," San Diego, California, September 2019

Specialized Training - Partial List

- Uniform Standards of Professional Appraisal Practice, Appraisal Institute, Current
- Annual Litigation Seminar, Southern California Chapter of the Appraisal Institute, Multiple
- Annual Litigation Seminar, Northern California Chapter of the Appraisal Institute, Multiple
- Eminent Domain Conference, CLE International, Multiple
- Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications, Appraisal Institute, 2023
- Comparative Analysis, Appraisal Institute, 2023
- Appraiser's Guide to Expert Witnessing, Appraisal Institute, 2023
- Annual Valuation Seminar, Los Angeles Chapter of the International Right of Way Association, through 2023
- Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions, Appraisal Institute, 2022
- How to Value a Partial Acquisition (Start at the Beginning), Appraisal Institute, 2022
- IRS Summit, Appraisal Institute, 2021
- Principles of Real Estate Engineering, International Right of Way Association, 2021
- Use of Comparable Sales in Partial Acquisition Analysis/Land Value or Improved Land Value, Appraisal Institute, 2021
- Project Benefits - Do they ever Apply, and if so, how are Benefits Supported? Appraisal Institute and International Right of Way Association, 2021
- How Tenants Create or Destroy Value: Leasehold Valuation, Appraisal Institute, 2019
- Reviewing Appraisals in Eminent Domain, International Right of Way Association, 2019
- Integrating Appraisal Standards, International Right of Way Association, 2019
- Problems in the Valuation of Partial Acquisitions, International Right of Way Association, 2019

Property and Appraisal Experience

Agricultural
Apartments
Appraisal Review/Forensic Review
Automotive Dealership
Automotive Repair Facility
Bank Branch/Financial Building
Business Park
Brewery
Car Wash
Commercial Condominium
Contaminated Property
Convenience Store
Diminution in Value
Easement
Farm and Ranch
Fee Simple
Fractional Interest
Going Concern
Ground Lease
Hospitality (Hotel and Motel)
Industrial – Logistics
Industrial – R&D
Industrial – Warehouse
Industrial Park
Land – Development, Urban
Land – Rural, Open Space
Land – Subdivision
Land Residual Analysis
Leased Fee
Leasehold
Mall (Regional, Super Regional)
Market Rent
Medical
Mixed-Use
Mobile Home Park
Office - Low and High Rise
Office Park
Outlet Center
Parking Lot
Partial Acquisition
Partial Interest
Public/Civic (Library, Museum)
Religious Facility/Church
Residential – Detached/Attached
Residential – Estate/Ranch
Residential Lot
Restaurant/Bar/Night Club
Retail – Big Box
Retail – Freestanding/Showroom
Service (Gas) Station
Self-Storage/RV Storage Facility
Special Purpose
Shopping Center
Subdivision Analysis
Vacant Land
Wildfire