

# 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 2026)
- 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)**

- 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**

- 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 of Property Tax
  - 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: “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
- Co-Presenter: “Highest and Best Use: The Domino Effect on Goodwill and FF&E Valuation,” Anaheim, California March 2023

**Publications and Presentations (Continued)**

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