
James R. Bradley, SRA
Bradley & Associates
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Experience

Appraisal of a variety of property types including vacant land (raw and mapped) as well as land finished for commercial, industrial, residential, and other purposes. Improved property types include single-family residences, condominium units, planned unit development projects, commercial shopping centers, office buildings, professional office parks, industrial properties, residential income properties, research and development properties, mixed-use properties, special-purpose properties such as auto service facilities and restaurants, trucking facilities, and public/civic properties such as churches, nursing homes, and rehabilitation facilities. Intended uses of appraisal services have included mortgage financing, litigation, eminent domain, and conservation easements. Computer program knowledge includes Total, Word, Excel, and Argus.

Principal of Bradley & Associates since 1994. Prior to this was a senior appraiser with American Appraisal Associates; Appraisal Group of San Diego; and TRW Appraisal Services.

Education

San Diego State University
Bachelor of Science - Real Estate

***State Certifications
and Licenses***

State of Tennessee, Certified General Real Estate Appraiser,
#3704

***Professional
Affiliations***

Appraisal Institute, SRA Designated Member
Director - 1998, 1999, 2000, 2003, 2004, 2005
Regional Representative - 1999, 2000, 2003, 2004
Candidate Guidance Chairperson – 1999

***Valuation Courses
and Seminars***

Appraisal Institute

Courses:

Appraisal Principles
Appraisal Procedures
Basic Income Capitalization
Advanced Income Capitalization
Uniform Standards of Professional Appraisal
Practice
Narrative Report Writing
Highest & Best Use and Market Analysis
Young Advisory Council Conference
Advanced Sales Comparison & Cost Approach
Valuation of Conservation Easements

Seminars:

Limited Appraisals – General
Attorneys, Appraisers and Real Estate
Apartments: A Comprehensive Analysis
Regional Analysis
Apartment Market Trends
Residential Econometrics
Residential Design & Functional Utility
Feasibility, Market Value, Investment Timing
Internet Search Strategies for Appraisers
Property Profile of Operating Expenses
National USPAP Update Course
The FHA and the Appraisal Process
Appraisal of Local Retail Properties
Real Estate Investing & Development
Changing Landscape of Valuation
Making Sense of GIMs, OARs, DCFs
Data Verification Methods
Evaluating Residential Construction
Using Technology to Support Assignment Results

University of California - San Diego

Advanced Real Estate Appraisal
Marketability/Feasibility Analysis