



QUALIFICATIONS OF THE APPRAISER



JAMES C. CLANTON, MAI, ASA



James “Chris” Clanton, MAI, ASA, is a founding member of **MVC, Consulting, Inc. (MVC)**. In years past, he contracted with local and national firms, which specialized in appraising commercial properties for lending institutions. Prior to this, he was employed by American Appraisal Associates, a large, full-service valuation firm. He is an MAI member of the *Appraisal Institute* and an ASA (Accredited Senior Appraiser–Real Property designation) of the *American Society of Appraisers*. He has been completing commercial appraisals since 1998.

Mr. Clanton has performed valuation services of vacant land (commercial, industrial and agriculture), subdivision acquisition and developments, multi-family developments, industrial buildings and parks, office buildings, retail centers, quarries, convenience store/gas stations, car washes, oil lube facilities and various healthcare facilities including medical office buildings, imaging centers, surgery centers, and senior housing (independent and assisted living) and hospitality properties.

Mr. Clanton also performs marketability discount studies of closely-held corporations, partnerships, and other business entities for marital settlements, gift and estate tax purposes, and planning.

Office: (770) 788-1880
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cclanton@mviconsulting.net

In previous years, Mr. Clanton was also involved in a review-appraiser capacity for valuations of all of the Southeast US institutional-grade properties (office buildings, shopping centers, apartments, warehouses) owned by a large pension fund. Mr. Clanton had prior appraisal experience with institutional grade real estate working with American Appraisal Associates. He has also conducted highest and best use studies and appraisals of large, mixed-use land developments and quarries.

Litigation Support Appraisals and Testimony

Mr. Clanton has prepared appraisals litigation support and performed as an expert witness in market value depositions for confirmation hearings and property tax proceedings in various counties throughout Georgia.

Geographic Experience and Licensing

Mr. Clanton is as a Certified General Real Estate Appraiser in Georgia. He has also completed appraisals in other states under temporary practice permits.

Continuing Education - Appraisal Institute

410 Standards of Professional Practice Part A (USPAP)

420 Standards of Professional Practice Part B

110 Appraisal Practices

120 Appraisal Procedures

310 Basic Income Capitalization

320 General Applications

500 Advanced Market Analysis and Highest & Best Use

510 Advanced Income Capitalization

520 Highest & Best Use and Market Analysis

530 Advanced Sales Comparison and Cost Approaches

540 Report Writing & Valuation Analysis

550 Advanced Applications

Uniform Standards for Federal Land Acquisitions: For Fee Appraisers

Evaluating Commercial Construction

Partial Interest Valuation – Undivided

833 Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets

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Continuing Education – American Society of Appraisers

RP400 Valuation of ‘Conservation Easements’ & Other Partial Interests in Real Property

RP401 Allocating Components in Going Concern Appraisals

ME 201 – Introduction to Machinery and Equipment Valuation

Completed the Multidisciplinary Advanced Education in Healthcare Valuation Program

Professional Designations and College Education:

The Appraisal Institute (MAI) – Member # 400700

Accredited Senior Appraiser (ASA), Real Property designation from the American Society of Appraisers – Member #99357

Bachelor of Business Administration, Georgia State University – 1998 – Degrees in Real Estate and Marketing

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