

# **Qualifications of Matt Watson, MAI**

## **CARNEGHI-NAKASAKO + ASSOCIATES**

### **Senior Appraiser**

**California Certified General Real Estate Appraiser No. AG040050**

1602 The Alameda, Suite 103, San Jose CA 95126

Phone: (408) 535-0900 ext. 106 Cell: (408) 218-1118

matt@cnaappraisal.com

Mr. Watson has been appraising proposed and existing commercial, industrial, residential, and special purpose properties for over 15 years. He was awarded the Appraisal Institute's MAI designation in October 2016. He has furthered his appraisal knowledge by attending appraisal classes and seminars offered by The Appraisal Institute, including the past 15 Fall Conferences put on by the Appraisal Institute's Northern California Chapter. Past appraisal/valuation work include fee simple, leased fee, leasehold, and easement appraisals of improved properties and/or land for: schools; service stations; office buildings; warehouses; industrial; R&D buildings; apartment complexes; shopping centers; big-box retail; restaurants; mixed-use; auto-related uses; manufactured housing communities; agriculture; ranchland; courthouse; data center; parking garages; historic properties; residential and commercial condominiums; attached and detached single family dwellings, including residential subdivisions; and land development projects. Past appraisal services have been provided to a variety of attorneys, individuals, trusts, partnerships, title companies, lenders, and non-profits. He has also provided services to property owners and various agencies for right-of-way and open space acquisitions. He volunteers his time as a Candidate Advisor for appraisers aspiring to earn a designation from the Appraisal Institute and is active in Chapter 42 of the International Right of Way Association (IRWA).

### **Work Experience**

<b>Since January 2018</b>	<b>Senior Appraiser</b>	Carneghi-Nakasako + Associates San Jose, California
<b>January 2002 – December 2017</b>	<b>Appraiser</b>	The Schmidt-Prescott Group, Inc. Fremont and San Jose, California

### **Professional Affiliations**

- **California Certified General Real Estate Appraiser No. AG040050**
- **MAI Designated Member of the Appraisal Institute (No. 464083)**
- **2017 Candidate Guidance Chair—Northern Calif. Chapter of the Appraisal Institute**

# **Qualifications of Matt Watson, MAI**

## **CARNEGHI-NAKASAKO + ASSOCIATES**

### **Education**

B.S. Electrical Engineering

University of California  
Santa Barbara, California, 2001

### **Appraisal & Real Estate Classes & Seminars Sponsored by The Appraisal Institute**

2018-2019 7-Hour National USPAP Update Course

Advanced Concepts & Case Studies

General Market Analysis & Highest and Best Use

Advanced Sales Comparison & Cost Approaches

Advanced Income Capitalization

General Appraiser Report Writing & Case Studies

General Demonstration Report Writing

Spring Litigation Conference 2011, 2012, 2013, 2014, 2015, 2016

Federal & California Statutory and Regulatory Laws

General Demonstration Report—Capstone Program

Basic Appraisal Procedures

General Applications

Business Practices & Ethics

Supervisory Appraiser/Trainee Appraiser Course

*Updated – January 2018*