

Rebecca L. Pickart
California State Certified Residential Real Estate Appraiser
License #AR035215

EDUCATIONAL QUALIFICATIONS

B.A. Business Economics, University of California, Santa Barbara 1987

Introduction to Real Estate Appraisal	Statistics, Modeling and Financing
Real Estate Law	Evolution of Finance
Real Estate Practice	Mold, Pollution & the Appraiser
Real Estate Principals	Introduction to the Uniform Appraisal
Uniform Standards of Professional	Dataset
Appraisal Practice	The Nuts & Bolts of Green Building for
Advanced Residential Form & Narrative	Appraisers
Report Writing	Foundations in Sustainability- Green
Market Analysis & Highest & Best Use	Building
Site Valuation & Cost Approach	Residential Design: Structure & Style; Floor
Sales Comparison and Income Approach	Plan Analysis
Mastering Unique and Complex Property	Appraisal Applications of Regression
Appraisal	Analysis
Advanced Residential Applications and	
Case Studies	

PROFESSIONAL QUALIFICATIONS

Real Estate Salesperson License 1990 - present

Real Estate Appraiser License 2004 – present

EMPLOYMENT HISTORY

2004 - Present	James J. Nicholas & Associates, Real Estate Appraiser
2000 - 2004	Cashin Company Realtors, Residential Real Estate Salesperson
1996 - 1998	The Gymboree Corporation, Retail Real Estate Representative
1994 – 1996	Project Sentinel, Non-profit Fair Housing Organization
1990 – 1995	Cornish & Carey, Residential Real Estate Salesperson

MARKET DATA SOURCES

MLS Listings.com

NDC Data

Realist

County Records

FLOOD ZONE INFORMATION

NDC Data

MEMBERSHIPS & PROFESSIONAL ORGANIZATIONS

FEWA – Forensic Expert Witness Association

SILVAR – Silicon Valley Association of Realtors

President, Board of Directors – Project Sentinel. Non-profit Fair Housing Organization

TYPES OF APPRAISALS

Fair Market Value

Replacement Cost

Mortgage Financing

Absorption Analysis

Casualty Loss & Diminution Cases

Property Tax Appeals

Highest & Best Use Analysis

Analysis As Per Plans and Specifications

Opinions of Value

Fair Market Rent Analysis

Expert Witness –

San Mateo County Property Tax Appeal Board;

Federal Bankruptcy Court, San Francisco;

San Mateo County Superior Court;

Santa Clara County Superior Court;

American Arbitration Association, San Francisco,

San Jose