

QUALIFICATIONS OF CHRISTOPHER W. HALDEN, MAI, SAMA

EDUCATION

Mr. Halden graduated from Gustavus Adolphus College, St. Peter, Minnesota and received a Bachelor of Arts Degree in Business, Economics, and Geography. Post college, Mr. Halden has completed numerous real estate and appraisal courses, including all Appraisal Institute courses listed below:

APPRAISAL INSTITUTE CORE COURSES

Real Estate Appraisal Principles	Capitalization Theory & Techniques - I
Standards of Professional Practice	Capitalization Theory & Techniques - II
Basic Valuation Procedures	Report Writing and Valuation Analysis
Case Studies in Real Estate Valuation	

As part of his status as a member of the Appraisal Institute, licensed State of Minnesota appraiser, and licensed as a State of Minnesota Assessor. Mr. Halden has also taken several Continuing Education Classes and Seminars on topics including federal banking appraisal standards, discounted cash flow analysis, cash equivalency, advanced analysis of income producing properties, subdivision analysis, golf course appraisal techniques, and several mass appraisal related courses.

Mr. Halden has appraised all types of commercial properties including shopping centers, office buildings, service stations, office/warehouse buildings, apartment buildings, nursing homes, condominiums, golf courses, subdivisions, churches, and various special use properties.

He has special expertise in appraising both public and private golf courses, residential and commercial subdivisions, master planned communities, raw land, and churches.

Mr. Halden worked as a Senior Appraiser for the Hennepin County Assessor's office from February 2014 to May 2017. During his employment at Hennepin County, he obtained the Senior Accredited Minnesota Assessor (SAMA) designation which is the highest level of licensure for assessors in Minnesota. Mr. Halden's duties included the assessment of over \$1,000,000,000 in property values for various cities in Hennepin County, including all privately owned golf courses in Hennepin County. In addition, he was responsible for handling several hundred commercial and industrial tax appeal cases of which the vast majority were dismissed or settled.

PROFESSIONAL QUALIFICATIONS AND ASSOCIATIONS

➤ Appraisal Institute- Member (MAI #8178)

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and RMs who meet the minimum requirements of this program are awarded periodic educational certification. Mr. Halden is currently certified under the Appraisal Institute voluntary education program.

- Member of the Minnesota Association of Assessing Officers (MAAO)
- Licensed State of Minnesota Assessor
- Senior Accredited Minnesota Assessor (SAMA)
- Board of Directors- Metro Minnesota Chapter of the Appraisal Institute (1997-1999)
- Chairman-Government Affairs, Metro-Minnesota Chapter of Appraisal Institute (1995-1996)
- Co-Chairman-Government Affairs, Metro-Minnesota Chapter of Appraisal Institute (1994)
- Vice President- Minnesota Association of Professional Appraisers (1994)
- Regional Representative, Metro-Minnesota Chapter of Appraisal Institute (1991-1992)
- Licensed Real Estate Appraiser, State of Minnesota
- Certified General Appraiser in the State of Minnesota, License No. 4001233

QUALIFICATIONS OF CHRISTOPHER W. HALDEN, MAI, SAMA (continued)

PROFESSIONAL EXPERIENCE

- **Diversified Real Estate Services, Inc. – Assistant Vice President June 2017 to Present**
- Hennepin County Assessor's Office – February 2014 to May 2017
- Diversified Real Estate Services, Inc.- Senior Appraiser, July 1999 to January 2014
- Mardell Amundson Johnson & Lierness, Inc. - Senior Appraiser, June 1995 to April 1999
- Dahlen & Dwyer, Inc., St. Paul- Staff Appraiser, June 1990 to June 1995
- Newcombe & Hansen, Inc. -Appraiser, June 1979 to May 1990

Mr. Halden has completed appraisals for buyers, sellers, and developers of all types of real estate, as well as for mortgage lenders, attorneys, and government agencies and is qualified as an expert witness in District Court proceedings, Hennepin County, Minnesota.