

**SEAN A. MONIGHAN**  
**APPRAISER QUALIFICATIONS**

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**Current Position**

Senior Appraiser – Mid-Atlantic Valuation Group, Inc.; York and Wayne, Pennsylvania  
2006-present

**Work Experience**

April 2004 to 2006 – Associate Appraiser  
Mid-Atlantic Appraisals; York, Pennsylvania  
May 2000 to April 2004 – Associate Appraiser  
Clauser Real Estate Appraisals; Wormleysburg, Pennsylvania  
May 1999 to May 2000 – Associate Appraiser Residential  
Central Penn Appraisals; Shiremanstown, Pennsylvania

**Appraisal Certificates and Licenses**

Certified General Appraiser, State of Pennsylvania #GA-003373

**Education**

Bachelor of Science in Environmental Science/Earth Science – 1995  
Edinboro University, Edinboro, Pennsylvania

**Appraisal Institute Courses and Exams Successfully Completed**

Appraisal Principles – Course 110, October 2002  
Appraisal Procedures – Course 120, December 2002  
Basic Income Capitalization – Course 310, March 2003  
General Applications – Course 320, March 2003  
Standards of Professional Practice (USPAP) – Course 410, September 2003  
Standards of Professional Practice – Course 420, October 2003  
Advanced Income Capitalization – Course 510, May 2004  
(USPAP) Update – Course 400, September 2004  
Highest & Best Use and Market Analysis – Course 520, November 2004  
Advanced Sales Comparison and Cost Approaches – Course 530, November 2005  
Report Writing and Valuation Analysis – Course 540, March 2006  
Advanced Applications – Course 550, March 2006  
General Comprehensive Exam – Passed, August 2006  
(USPAP) Update – Course, February 2007  
Condemnation Appraising: Basic Principles & Applications, May 2008  
The Appraiser as an Expert Witness: Preparation & Testimony, October 2008  
(USPAP) Update – Course, March 2009  
Business Practices and Ethics, November 2009  
(USPAP) Update – Course, January 2010  
Litigation Appraising: Specialized Topics and Applications, November 2010

**Other Courses and Seminars**

USPAP – Presented by The Institute of Real Estate Studies, June 1999  
Basics of Residential Appraisal & Sales Comparison Approach – Presented by The  
Institute of Real Estate Studies, June 1999

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### APPRAISER QUALIFICATIONS, CONTINUED

#### Other Courses and Seminars (Continued)

- Basic Income Property Appraisal - Presented by The Institute of Real Estate Studies, July 1999
- Appraisal Independence, What Appraisers and Bankers Need to Know to Comply with New Regulatory Guidelines and Procedures - Telephone Briefing, Presented by the American Bankers Association and Appraisal Institute, February 2004
- Pennsylvania Assessment Laws and Procedures - Presented by the Central Pennsylvania Chapter of the Appraisal Institute, April 2004
- United States Real Estate Landscape - Presented by the Central Pennsylvania Chapter of the Appraisal Institute, May 2004
- New From Old: Common Architectural Styles In South Central Pennsylvania - Bob Heiserman, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, October 2004
- Evaluating Commercial Construction - Jim Canestaro, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, November 2004
- Tax Free Like Kind Exchanges (Under IRC Section 1031)—Presented by Lowell R. Gates, Esquire, August 2005
- Appraisal Scope of Work: Burden or Blessing? - Telephone Briefing, Presented by the American Bankers Association and Appraisal Institute, April 2006
- Introduction to Eminent Domain, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, September 2006
- Review of Pennsylvania Appraisers Certification Act, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, March 2007
- Pennsylvania Assessment Laws and Procedures—Presented by the Central Pennsylvania Chapter of the Appraisal Institute, April 2008
- Review of Pennsylvania Appraisers Certification Act, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, March 2009
- Loss Prevention, Presented by Liability Insurance Administrators (LIA), April 2009
- Tax Free Like Kind Exchanges (Under IRC Section 1031)—Presented by Lowell R. Gates, Esquire, July 2009
- IVSC Update & USPAP Comparison, Presented by the Appraisal Institute, November 2009
- International Valuation Congress, Part I, Presented by the Appraisal Institute, November 2009
- International Valuation Congress, Part II, Presented by the Appraisal Institute, November 2009
- Appraising the World: A Global Perspective of International Property Valuation, Presented by the Appraisal Institute, November 2009
- Pennsylvania Assessment Law Update, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, June 2010
- Hotel Appraisal, Presented by Steve Rushmore, MAI, FRICS, CHA, July 2010
- The Appraiser and the Site To Do Business: Location, Timing and Demographics, Presented by the Appraisal Institute, August 2010
- Supporting Capitalization Rates, Presented by the Central Pennsylvania Chapter of the Appraisal Institute, November 2010

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APPRAISER QUALIFICATIONS, CONTINUED

**Memberships**

General Associate Member of the Appraisal Institute

**Committees and Appointments**

2nd Vice President, Appraisal Institute, Central Pennsylvania Chapter Board of Directors, 2005

1<sup>st</sup> Vice President, Appraisal Institute, Central Pennsylvania Chapter Board of Directors, 2006-2010