

# SEAN A. MONIGHAN

## APPRAISER QUALIFICATIONS

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### Current Position

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

### Work Experience

April 2004 to 2006 - Associate Appraiser

Commercial Real Estate Appraiser with Mid-Atlantic Appraisals; York, Pennsylvania

May 2000 to April 2004 - Associate Appraiser

Commercial Real Estate Appraiser with Clauser Real Estate Appraisals; Wormleysburg, Pennsylvania

May 1999 to May 2000 - Associate Appraiser

Residential Real Estate Appraiser with 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

### 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

Basic Income Property Appraisal - Presented by The Institute of Real Estate Studies, July 1999

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### **APPRAISER QUALIFICATIONS, CONTINUED**

#### **Other Courses and Seminars (Continued)**

- 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

#### **Memberships**

- General Associate Member of the Appraisal Institute

#### **Committees and Appointments**

- 2<sup>nd</sup> 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