

Qualifications Of Steven R. Smith, MSREA, MAI, SRA

Real Estate Consulting • Market Studies • Risk Analysis • Appraisals
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Education	MS in Real Estate Appraisal, Saint Thomas University BA in Real Estate Finance, Loma Linda La Sierra University
Professional Credentials	MAI, and SRA from the Appraisal Institute. Certified General License #2123.
Experience	Appraising full time since 1976, sales, title, and lending background prior to that. Specializations have included Luxury Homes and Estates, as well as Apartments and Market Studies. Cost Estimator for Disaster Victims through the SBA Disaster Loan Program 2017-18, Herndon Virginia. Loss Verifier for State Farm fire victims 2017-19.
Litigation Experience	Civil and Criminal cases have involved bankruptcy, judicial foreclosure, specific performance, casualty loss, dissolution, construction defects, encroachments, partial takings, easement and partition actions. Since 1976 I have testified in state and federal cases, and at the appellate level in the Soderberg vs. McKinney case, Cal Apt, 1996. I have worked on two Class Action cases involving damages. I have worked on a variety of types of civil cases involving damages.
Published Articles	Appraising in a Changing Market: The Multi-Tiered Market Data Approach Predatory Lending, Client Pressures and Appraisal Frauds Appraiser Liability: There Ought To Be a Law To Whom are Appraisers Liable? Severance Damages
References	Frank Sandelman, attorney, Manhattan Beach, CA Naran Reitman, attorney, Palm Desert, CA Mark Edelstein, attorney, Palm Springs, CA John Wurm, attorney, Lake Arrowhead, CA Naran Reitman, attorney, Palm Desert, CA Lori Ann Kim, attorney, Glendale, CA

Court Cases that depositions or testimony has been given in the last ten years.

2019 Dunn and Larson vs Alta Verde Sereno	2019 Hathaway I LLC v. Hathaway Industrial, et al
2019 Hughes vs. Ferguson	2019 Deng vs. Stone Canyon Partners, et al
2018 WRI Golden State vs. Ramona Humane Soc.	2018 Pasternack vs. Videlity National Title
2018 Von Clave LLC vs. Griffin Estate Investors	2018 Isaacman vs. Desert Princess
2017 Jones vs. Wilson	2017 Hernandez vs. Huth
2016 Kim Bankruptcy case	2016 Ferrens vs. One West Bank
2015 Levonian vS. Wass	2015 Olund vs. Rucobo
2015 Witkowski vs. Gindi	2014 Spears vs eAppraiseIT, class action
2014 Bedame vs JPMorgan Chase	2014 Meyer vs. Shea Homes
2013 National Mortgage LLC & Aurora Loan Services LLC v. Fidelity National Title Insurance Co.	
2013 SSFCU vs. First American Mortgage	2013 Wong vs. Rehfeld
2013 Teske vs. Fidelity, arbitration	2012 Carlson vs. SCE, class action
2012 Fabian vs. Village Cove, deposition	2011 McKenna vs. Doyle, trial
2011 El Paseo LLC Arbitration, arbitration	2011 Bender vs. Rossi, deposition
2011 Rothman Divorce, deposition	2009 Blixseth Bankruptcy, trial
2009 SBCO vs. Grieco, criminal trial	

Seminars Created

Sales Price vs. Market Value
No Cal AI Spring Conference Appraisal Fraud Prevention
CA Bank Auditors Presentation3-9-11
Market Value Verses Sales Prices and Verification of Data
HUD Valuation Directive 4150
Quantitative Analysis for Appraising in a Declining Market
Intro to Stats and Graphs ASA Conference
Appraising In A ChangingMarket 3-4-10
Introduction To Expert Witness Testimony
Building Transferrable Skill Sets
Appraising In A Changing Market 10-08-Version3
Ppraising in a Declining Market-1-19-07
Demonstrating the Market In So. Ca.
Appraisal Fraud Prevention Seminar
Introduction to Expert Witness Testimony final version-11-5-07
ASA-Stats and Graphs 7-07
CDAA Presentation 11-9-01
OREA-Fraud Presentation AI-8-9-07
Fraud (RE fraud & the appraiser) - 2002 Mckissock
Appraising in a Declining Mafket-2006
Market Projections 2006-2007-10-06
How You Count 7-06
Architecture Presentation 5-06
Appraisal Fraud and Mortgage Lending Presentation-6-05
Mortgage Fraud Presentation - Las Vegas Regional AI Conference-6-05
Building Transferable Skill Sets 4-05
Appraisal Fraud Presentation 6-05
Fraud Handouts 11-02-04by Steven Smith-MAI-SRA
Real Estate Fraud & the Appraisers Roll – 1999