

# K. R. McBay Appraisal Company

Real Estate Valuation and Consultation  
Agricultural, Commercial, Eminent Domain

Kenneth R. McBay

Mark A. Souza

## QUALIFICATIONS OF MELODY A. BOLD

### PROFESSIONAL QUALIFICATIONS:

State of California – Trainee Real Estate Appraiser, License # 3005424

### FORMAL EDUCATION:

California State University, Stanislaus, Turlock, CA - 1999

- B.S. Degree, Computer Information Systems, concentration in Systems Analysis & Design
- Graduated Magna Cum Laude

Merced Community College, Merced, CA - 1990

- AA Degree, Secretarial Science
- Graduated with honors

### PROFESSIONAL APPRAISAL EDUCATION:

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|---|----------------|
| 1. Supervisor-Trainee Course for California               | February 2017  |
| 2. 15-Hour National USPAP                                 | February 2017  |
| 3. Basic Appraisal Principles                             | September 2017 |
| 4. Basic Appraisal Procedures                             | February 2018  |
| 5. Statistics, Modeling, & Finance                        | May 2019       |
| 6. Appraisal Subject Matter Electives                     | May 2021       |
| 7. General Appraiser Market Analysis Highest and Best Use | March 2022     |
| 8. Laws & Regulations for California Appraisers           | April 2022     |
| 9. General Appraiser Sales Comparison Approach            | December 2022  |
| 10. General Appraiser Site Valuation and Cost Approach    | December 2023  |
| 11. General Report Writing and Case Studies               | April 2024     |
| 12. General Appraiser Income Approach                     | May 2024       |

### EXPERIENCE:

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|---------------|---|
| 2018-present: | <u>K. R. McBay Appraisal Co.</u> – Trainee Real Estate Appraiser  |
| 2014 - 2018:  | <u>K. R. McBay Co.</u> – Administrative and Research Assistant  |
| 2004 – 2008:  | <u>Global Valley Networks &amp; Frontier Telephone.</u> – Contract Developer & Project Coordinator<br>- Responsible for creation and maintenance of existing customer care and billing processes and coordinating various projects with other contract developers via email and monthly conference calls, assisting the marketing department with implementation of various marketing plans, and developing reports for management. |
| 1996 – 2003   | <u>Global Valley Networks</u> – Programmer/Analyst – Worked with a team of developers and analysts to design and implement a Windows-style GUI interface based on an IBM AS/400 database using RPGIII and CA/PLEX (Obsydian) development tools for Customer Care and Billing. This included our Y2K conversion  |
| 1989-1995     | <u>Evans Telephone Company</u> – System Operator/Help Desk – Responsible for scheduling and executing all processes relating to customer service and billing, and distributing and filing reports. Responsible for Local Area Network support, including both hardware and software issues.   |
| 1986 – 1988:  | <u>Farmers Insurance Group</u> – Typist-Checker   |

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K. R. McBay Appraisal Co.  
[www.krmcbayco.com](http://www.krmcbayco.com)

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