

## Summary of Experience and Qualifications – Bonnie D. Roerig, MAI, AI-GRS, R/W-AC

### 1. Memberships:

#### Appraisal Institute:

Designated MAI in November 1981; awarded Practicing Life Designated Membership status–2013  
Designated AI-GRS (General Review Specialist) in March 2014  
Executive Committee, 1995–1996  
Board of Directors, 1995–1996  
Finance Committee, 1995  
National Planning Committee, 1994–1995  
General Appraiser Board, 1992–1996; Vice–Chair 1994; Chair 1995 and 1996  
Regional Member — Ethics Administration Division, Region II, 1992–1995  
Assistant Regional Member – Ethics Administration Division, Region II, 1988–1992  
General Demonstration Reports Subcommittee, Chair 2000–2002; Vice–Chair, 1999, Member 2003–04  
Demonstration Appraisal Grading Panel – 2005–2023  
General Admissions Committee, 2000–2002  
Non–Residential Demonstration Reports Subcommittee — 1985–1990; Co–Vice Chair, 1987–1990  
Board of Examiners — Appraisal Reports, 1987–1990  
Instructor Subcommittee, 1998–1999  
Qualifying Education Committee, 1999–2002; Vice–Chair, 1999  
Appraisal Journal Editorial Subcommittee, 1999–2001; Chair and Editor–in–Chief, 2002–2003  
Educational Publications Committee, 2002–2003  
Region Finance Officer, Region II – 2005–2023  
Member, Leadership Development and Nominating Committee, 2007  
Chair, Appraisal Standards Committee, 2008–2011  
Member, Strategic Planning Committee, 2008–2009  
2009 Recipient, President’s Award (for lifetime achievement)  
Member, Professional Guidance and Standards Committee, 2018–2021, Vice Chair 2019  
2021 Recipient of James H. Pritchett Award for outstanding contributions to appraisal education or mentoring with a focus on litigation and condemnation.

#### Colorado Chapter of the Appraisal Institute:

Recipient of Distinguished Service Award, December 1996  
President, 1990  
Vice–President – President–Elect, 1989  
Secretary–Treasurer, 1988  
Board of Directors, 1985–1991  
Co–Chairman, Admissions Committee, 1983–1984

#### International Right–of–Way Association, Mile Hi Chapter 6

Education Committee, 2002–2006  
Recipient of Helen C. Peck/Frances Reisbeck Memorial Award, March 2005  
Treasurer, 2007  
Recipient of the Vic Ramer Memorial Right of Way Professional of the Year Award – 2007  
Secretary, 2008  
Vice–President, 2009  
President, 2010–2011  
International Director, 2011–2012  
Region 9 representative to Valuation Committee 2010–2021  
Vice Chair, Valuation Community of Practice, 2013–2014  
Chair, Valuation Community of Practice, 2015–2016; Member 2016–2023  
Right of Way–Appraisal Certified (R/W–AC) September 2020

#### Educational Council of Appraisal Foundation Sponsors

Examination Committee, 2004–2009

### 2. Business Affiliations:

Owner, Bonnie Roerig & Associates, Real Estate Analysts and Value Consultants, since January 1988.  
Incorporated Bonnie Roerig & Associates, LLC in February 2003.  
Member, National Federation of Independent Business (NFIB)  
Full Partner, Baughar–Roerig & Associates, August 1982 through December 1987.  
Full–time real estate appraisal work since 1970, Denver–Boulder area and throughout Colorado.

**3. Experience:**

- a) Appraisals throughout metropolitan Denver and in various locations in Colorado since 1970.
- b) Extensive commercial, industrial, office, and vacant land appraisal experience.
- c) Valuation studies and appraisals in conjunction with eminent domain proceedings since 1974.
- e) Qualified as expert witness in various District and County Courts and Federal Tax Court.
- f) Appraisal review.
- g) Litigation consultation.
- h) Instructor, Appraisal Institute, USPAP, BPE, Review Theory—General and Review Theory—Case Studies; Capstone
- i) Instructor and course developer, general demonstration report writing seminar, Appraisal Institute
- j) Subject Matter Expert, Appraiser Qualifications Board, Appraisal Foundation
- k) AQB Certified USPAP Instructor (No. 44729), 2003–2023
- l) Contract investigator for Colorado Board of Real Estate Appraisers, 2007 and 2011
- m) Arbitrator, real estate assessments, Boulder County, Douglas County and Jefferson County
- n) Hearing Officer, Board of Equalization, Douglas and Boulder Counties
- o) Approved appraiser/review appraiser, Colorado Department of Transportation
- p) Federal review appraiser (“Yellow Book”), Regional Transportation District, Roaring Fork Transportation Authority
- q) Member, development team Appraisal Institute General Review Designation courses
- r) Appointed Member, Colorado Board of Real Estate Appraisers, 2017–2020, Vice Chair 2019–2020

**4. Education:**

- a) Bachelor of Arts in Speech Arts, 1968
- b) Master of Arts Degree in Communication Arts, 1971
- c) Appraisal Institute/American Institute of Real Estate Appraisers:
  - Course I–A, Basic Appraisal Principles – Methods and Techniques
  - Course I–B, Capitalization – Theory and Techniques
  - Course 520, Highest & Best Use and Market Analysis
  - Course 530, Advanced Sales Comparison and Cost Approaches
  - Course 540, Report Writing and Valuation Analysis
  - Course 705, Litigation Appraising, Specialized Topics and Applications
  - Course IV, Condemnation
  - Course VI, Investment Analysis
  - Uniform Appraisal Standards for Federal Land Acquisitions (“Yellow Book”) Seminar
  - Appraisal Curriculum Overview, 2008
  - Litigation Appraising: Specialized Topics and Applications, 2010
  - The Appraiser as an Expert Witness: Preparation & Testimony, 2010
- d) Continuing education requirements of the Appraisal Institute have been met.
- e) Colorado State General Certified Appraiser, No. CG1313395, continuing education current
- f) Concepts and Principles of USPAP, An Instructor’s Application, The Appraisal Foundation, 2003
- g) Appraising Conservation Easements and Case Studies, ASFMRA, 2005
- h) Integrating Appraisal Standards, IRWA, 2005
- i) Spreadsheet Modeling, Appraisal Institute 2011
- j) Valuation of Environmentally Contaminated Real Estate, IRWA, 2012
- k) Review Theory—General, 2013
- l) Review Case Studies—General, 2014
- m) Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (successful instructor audit, 2017)
- n) The Valuation of Partial Acquisitions, Course 421, IRWA, December 2019
- o) Problems in the Valuation of Partial Acquisitions, Course 431, IRWA, December 2019
- p) Appraisal Review for Federal-Aid Highway Programs, November 2022

**5. Appraisal, Consulting, and Appraisal Review Clients:**

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| Adams County                             | Federal Deposit Insurance Corporation    |
| Apple, Inc.                              | Gelman & Norberg, LLC                    |
| Arapahoe County                          | GSA – Public Building Services           |
| CDH Associates, LLC                      | Guaranty Bank and Trust Co.              |
| City of Aurora                           | Hall and Evans, LLC                      |
| City of Arvada                           | Horan & McConaty Family Funeral Services |
| City of Black Hawk                       | IBM                                      |
| City of Boulder                          | Internal Revenue Service                 |
| City & County of Denver                  | Jefferson County                         |
| City of Colorado Springs                 | KWAL Paints, Inc.                        |
| City of Estes Park                       | Montegra Capital Resources, Ltd.         |
| City of Englewood                        | Mountain States Bank                     |
| City of Fort Collins                     | Parker Water & Sanitation District       |
| City of Lakewood                         | Pioneer Centres                          |
| City of Littleton                        | Regional Transportation District         |
| City of Steamboat Springs                | Southeast Corridor (T-Rex)               |
| City of Westminster                      | Steele Street Bank & Trust               |
| City of Wheat Ridge                      | U.S. Postal Service                      |
| Colorado Department of Transportation    | Upland Industries Corporation            |
| ConocoPhillips                           | Urban Drainage and Flood Control         |
| Denver Public Schools                    | Vectra Bank Colorado, N.A.               |
| Denver Water Board                       | Various Private Clients                  |
| Englewood Downtown Development Authority | Xcel Energy                              |