

Allen Advisory Group
Valuation & Consulting

Nicole Allen, MAI, AI-GRS
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Work Experience:

Principal
Allen Advisory Group, LLC
12311 Boxford Lane
Midlothian, VA 23114
August 2021 to Present

Duties and Related Skills:

- Supervise Trainees
- Appraisal analysis for finance, litigation, estate purposes, condemnation, conservation easements and federal land acquisition
- Experienced in Net Lease Assets, Retail, Shopping Centers, Office, Industrial, Land, Multifamily, Self-Storage, Motels, Subdivisions, Agriculture, Wineries, Conservation Easements, Historic Estates, UASFLA and other asset types
- Scoping for appraisal assignments
- Appraisal review for internal quality control
- Appraisal review (compliance and technical) for third party review
- Condemnation and real estate takings for the private sector
- Litigation support for various clients in relation to appraisal, review, deposition and expert witness

Valuation Services Director
Colliers Valuation & Advisory Services
2221 Edward Holland Drive
Suite 600
Richmond, VA 23230
October 2014 to July 2021

Senior Commercial Appraiser
MGMiller Valuations, Inc.
5316 Patterson Avenue
Richmond, VA 23226
January 2001 to September 2014

Education:

Virginia Polytechnic Institute and State University, Blacksburg, VA
Bachelor of Science, Animal and Poultry Science - May 2000

Job Related Certifications:

- Certified General Appraiser – North Carolina – January 2023
- Certified General Appraiser – Maryland – March 2016
- Appraisal Institute AI-GRS Member (review designation) - March 2015
- Appraisal Institute MAI Member designation - August 2013
- Certificate of Completion – Valuation of Conservation Easement Certificate Program in conjunction with American Society of Appraisers and the Land Trust Alliance – April 2008
- Certified General Appraiser – State of Virginia – April 2004

Virginia Commonwealth Chapter of the Appraisal Institute:

- Vice President - 2026
- Education Chair – 2025 & 2026
- Secretary/Treasurer - 2025
- Board of Directors – 2024-2025
- Education Chair – 2016 & 2018
- Education Committee 2013-2019
- Candidate Guidance Chair 2016

Appraisal Institute Completed Professional Development Programs:

- Litigation - August 2016
- Valuation of Sustainable Buildings - Residential – April 2016
- Valuation of the Component of a Business Enterprise - September 2012
- Valuation of Conservation Easements - April 2008

In Process Designations:

- R/W-AC - IRWA (International Right of Way)
 - 32-hour "The Valuation of Partial Acquisitions" October 2020
 - 7-hour Easement Valuation May 2022
 - 7-hour Ethics June 2022
 - Integrating Appraisal Standards August 2022
 - Problems in the Valuation of Partial Acquisitions – February 2023
- American Society of Farm Managers & Rural Appraisers
 - ARA (Accredited Rural Appraiser) in process
 - APRA (Real Property Review Appraiser) in process
 - Valuation of Conservation Easements and Other Partial Interests in Real Estate – June 2022
 - Foundations of Appraisal Review – August 2022
 - Eminent Domain – January 2023
 - Integrated Approaches to Value – March 2023
 - Uniform Appraisal Standards of Federal Land Acquisitions – June 2023

Specialized Valuation Experience of Unique Property Types:

The valuation work listed below includes assignments prepared for FIRREA Lending Institutions, Treasury Department Regulations, USPAP, UASFLA, Virginia State regulations, and other legal authorities.

Conservation Easements:

- River Farm Sporthorses – Leesburg
- Blankenship – Poquoson Conservation Easement – Larger Parcel and Adjacent Related Parties Ownership Considered.
- Henry's Island – Northern Neck, VA containing over 50± acres and direct frontage on the Chesapeake Bay – larger parcel consideration
- Virginia Office of the Attorney General – Consultation for Tax Credits and Real Property Valuation
- Atkins Estate – Charles City County
- Babey Estate – Suffolk, VA – Consultation for Tax Credits
- Dragon's Ridge – New Kent, VA – Consultation for Tax Credits
- Nimmo Parkway, Virginia Beach, VA - Consultation for Tax Credits
- Owen Tract – Sussex, VA – Nature Conservancy Conservation Easement containing over 400± acres severely restricted to no division rights as well as no improvements and vegetation species specific to Long Leaf Virginia Pine Trees only
- Baber Tract - Cumberland, VA – Working horse farm restricted division rights with a larger parcel consideration of family members
- York River / Ware Creek – New Kent, VA – Consultation of existing conservation easement for prospective sale
- US Department of the Interior – Pohite Conservation Easement – Hanover, VA – UASFLA conservation easement format with income approach on the crop land containing over 285± acres.
- Perry Estate – James City County, VA - Working horse farm with partially developed into large residential estates - Consultation for Tax Credits
- Bestland Road – Essex County, VA – Working cropland in Dragon's Run containing over 400± acres – Nature Conservancy
- Wintergreen, VA – Review Consultation for litigation purposes

Historically Significant Properties:

- Sherwood Forest – Charles City, VA – Home of our tenth president, John Tyler
- Keswick – Powhatan, VA – Located on both the National and Virginia Registry of Historic Places
- Oak Hill Estate / John Marshall House – Fauquier, VA - Located on Virginia Registry of Historic Places
- Llangollen – Built 1770-1930 and includes equestrian facilities with Polo Field
- Barboursville – originally designed by Thomas Jefferson

Agricultural Properties:

- Wineries - Varied throughout Virginia – Over twenty valuations including Barboursville, Kluge (now Trump), Delaplane, Naked Mountain, Grey Horse, Barrel Oak, Cobbler Mountain, Hawkmoth, Williamsburg Winery, Sunshine Ridge, Mount Pleasant Farm, Winding Brook, Wisdom Oak, Gauthier Vineyard, and Saude Creek
- Poultry Farms – Varied throughout the state – Paige County, Rockingham, Rockbridge, Amelia, Cumberland, Louisa
- Equestrian Facilities – Varied throughout the state

Unique Properties:

- Sports Quest – Chesterfield, VA – Sports park with multiple artificial turf fields used for athlete development and tournaments – litigation purposes
- Waterfowl Impoundments - Accomack County, VA – US Fish and Wildlife Service
- Albemarle House / Kluge Estate – Charlottesville, VA – Large Estate with Vintage Carriage Museum, working farm, private chapel, mausoleum, cattle farm and winery
- Aylett/Essex Sand and Gravel – King & Queen, VA – Working sand and gravel pit with sales and concrete plant
- Alleghany Warehouse – Richmond, VA – Tax Assessment Appeal on over 1,000,000 SF of Industrial Space
- Belmead – Powhatan
- Journey Church and Sports Complex – New Kent
- Boy Scouts Camp - Chesterfield
- Orrock Farm – Spotsylvania and Caroline County
- Stony Point Fashion Park – Land Only Analysis with Reciprocal Easement Agreement in Place