

PROFESSIONAL QUALIFICATIONS OF EDWARD T. MOLINARI, SRA, AI-RRS

Edward T. Molinari is a lifelong resident of Southern New Jersey and since 1986 he has appraised numerous properties in the state. In 1991 he received the SRA designation from the Appraisal Institute which recognizes his expertise in appraising residential properties. In 2018 he received the AI-RRS designation which recognizes his expertise in reviewing residential appraisal reports. In 2004 he became certified as an Instructor for the Appraisal Institute and in 2018 he was the recipient of the George Olasin Award which recognized his years of dedicated service and high standards of ethics and professionalism in his appraisal practice. As an instructor he teaches appraisal courses and seminars in the classroom and on-line. He has also assisted with the development and review of courses and seminars and he has been a guest speaker and panelist for several different organizations. He has appeared as an expert and testified before the US District Court, the Superior Court of New Jersey, the Tax Court of New Jersey, various condemnation hearings, county boards of taxation, and zoning boards. He has extensive experience in land valuation, easement valuation and litigation support. Mr. Molinari has provided his appraisal and consulting service to various clients including: municipalities, counties, state and federal government agencies, non-profit organizations, financial and lending institutions, accountants, title insurance companies, school boards, private businesses, property owners, attorneys, and courts. In 2018 Mr. Molinari became employed with the US Army Corps of Engineers, New York District, as an appraiser. He remains with Molinari & Associates, as an in-house consultant and reviewer for select assignments.

EDUCATIONAL BACKGROUND:

BA Economics, Rowan University, Glassboro, NJ

The New Jersey Board of Real Estate Appraisers requires 28 hours of continuing education credit within a 2 year period. Designated members of the Appraisal Institute must attend additional hours of continuing education. Edward T. Molinari has completed and exceeded the continuing education requirements for the Appraisal Institute and the New Jersey Board of Real Estate Appraisers.

MEMBERSHIPS, LICENSES, PROFESSIONAL, AND SERVICE AFFILIATIONS:

New Jersey Certified General Appraiser #42RG 00015300

SRA Member: Appraisal Institute

AI-RRS Member: Appraisal Institute

Certified Distance Education Instructor™

Instructor: Appraisal Institute

Past President: Southern New Jersey Chapter of the Appraisal Institute - 2002, 2015, 2016

Past Officer and Director: Southern New Jersey Chapter of the Appraisal Institute

Past Region VI Education Liaison: Appraisal Institute

Past Member: Appraisal Institute National Education Committee (2 four year terms), National Nominating Committee, National Continuing Education Committee, and Regional Ethics & Counseling Panel

2018 recipient of the George Olasin Award

Past Memberships: Rotary International, Paul Harris Fellow, Past President Woodbury Rotary Club, Greater Woodbury Chamber of Commerce, Diocese of Camden Real Estate Advisory Committee.

TYPES OF PROPERTY APPRAISED:

Single and multi-family residential, condominium, vacant land, farmland, office, retail, and various special use properties including: equestrian and dairy farms, orchards & vineyards, cranberry bogs, industrial warehouses and manufacturing facilities, restaurants, diners, recreational facilities, marinas, schools, residential subdivisions, meeting halls, bowling facilities, hotels, churches, apartment complexes, convenience stores, and automotive sales and service facilities, contaminated properties, military buildings, landfills, ground leases, life estates, partial interests, and various types of easements.

ASSIGNMENTS INCLUDE:

Market value, prospective value, retrospective value, liquidation value, replacement value, tax appeals, market rent studies, eminent domain, bankruptcy, divorce proceedings, employee relocation, estate settlement, easement valuation, loss of value studies, appraisal reviews, real estate valuation consultations, and litigation support.

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APPROVED INSTRUCTOR (Appraisal Institute Courses or Seminars):

Basic Appraisal Principles
Basic Appraisal Procedures
Basic Appraisal/Valuation Principles - International
Basic Appraisal/Valuation Procedures - International
Residential Market Analysis and Highest & Best Use
Residential Site Valuation and Cost Approach
Residential Sales Comparison and Income Approaches
Litigation Assignments for Residential Appraisers: Doing Expert Work in Atypical Cases
Appraisal of Manufactured Homes Featuring Next-Generation Homes
The Cost Approach: Unnecessary or Vital to a Healthy Practice?
Supporting Adjustments: The Nexus Between the Cost, Sales, and Income Approaches
Rapid Response: Market Analysis in Volatile Markets
Business Practices and Ethics
Supervisory Appraiser/Trainee Appraiser
Valuation of Conservation Easements
Uniform Appraisal Standards for Federal Land Acquisitions
**also served as a reviewer and developer for several courses and seminars*

APPRAISAL COURSES COMPLETED (Appraisal Institute Courses with exams):

Introduction to Appraising Real Property - 60 hours
Applied Residential Property Valuation - 39 hours
Principles of Income Property Appraising - 60 hours
Uniform Standards of Professional Practice (USPAP) - 15 hours
Business Practices and Ethics – 7 hours (every 5-year cycle)
Uniform Appraisal Standards for Federal Land Acquisitions – 15 hours
International Valuation Standards Overview – 7 hours
Appraisal Curriculum Overview – 15 hours
Review Theory – Residential – 17 hours
Review Case Studies – Residential – 15 hours
Real Estate Finance, Statistics and Valuation Modeling – 14 hours
Fundamentals of Separating Real Property, Personal Property,
and Intangible Business Assets – 14 hours
Appraisal of Manufactured Homes Featuring Next-Generation Homes – 8.5 hours
Condemnation Appraising: Basic Principles and Applications – 15 hours
Condemnation Appraising: Advanced Topics and Applications – 15 hours

PROFESSIONAL DEVELOPMENT PROGRAMS COMPLETED

(Appraisal Institute intensive courses of specialized topics with exams):

1. Valuation of Conservation Easements Professional Development Program
2. Litigation Professional Development Program - includes the following three courses (54 hours): Litigation Appraising: Specialized Topics and Applications; The Appraiser as an Expert Witness; and, Condemnation Appraising: Principles & Applications.

CONTINUING EDUCATION SEMINARS ATTENDED: (3 to 7 hours each unless noted)

State Agriculture Development Committee Appraisal Conference: annually since 1995
Appraisal Reporting of Complex Residential Properties
The New Uniform Residential Appraisal Report
Rates, Ratios & Reasonableness
Chapter 123: Methodology & Application
Legal Elements of the Tax Appeal
Environmental Considerations
Current Issues in Eminent Domain Appraising
New Jersey Highway Access Management Code

continued...

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CONTINUING EDUCATION SEMINARS ATTENDED: continued

Mock Trial
Residential Property Construction and Inspection
60th Annual Princeton Conference
Highest and Best Use Applications
Litigation Skills for the Appraiser
Appraising High Value and Historic Homes Internet Search Strategies for Real Estate Appraising
Valuation of Detrimental Conditions in Real Estate
Eminent Domain and Condemnation
Supporting Sales Comparison Grid Adjustments for Residential Properties
Appraisal of Non-Conforming Uses
Residential Finance
Real Estate Investment Taxation
Land Appraisal – Dept. of Agriculture
Econometric Solutions for Real Estate Valuation
The Appraiser's Role in the Legal System
Appraisal Institute 2002 National Conference
Effective Appraisal Writing
Eminent Domain (CLE International – 15 hours)
Green Acres Appraisal Conference 2004
Instructor Leadership & Development Conference 2004 for AI Instructors (16 hours)
Woodland Management
Attacking & Defending an Appraisal in Litigation
Re-appraising, Re-addressing, Re-assigning Appraisal Reports
The Professional's Guide to the URAR
Appraisal Consulting
Advanced Training & Development Conference 2005 for AI Instructors (15 hours)
Instructor Leadership & Development Conference 2006 for AI Instructors (12 hours)
Uniform Appraisal Standards for Federal Land Acquisitions (16 hours)
Residential Design and Functional Utility (online)
Real Estate Appraisal Operations (online)
Cost Approach to Residential Appraisal (online)
A Professional's Guide to Conservation Easements
Online Relocation Appraisal Training Program
Introduction to FHA Appraising
Evaluating Residential Construction
Evaluating Commercial Construction
Online Relocation Appraisal Training Program 2010
Green Acres Appraiser Seminar 2011
Marketability Analysis
Income Capitalization in Today's Market
Appraising the Appraisal: Appraisal Review
Subdivision Valuation
Golf Course Property Valuation
Insurance Replacement Valuation
Complex Litigation Case Studies
Hot Topics in Appraising Today
Unraveling the Mystery of Fannie Mae
Contract Rent or Effective Rent
Appraisal Institute 2015 National Conference
21st Annual September Symposium
Appraisal Institute 2016 National Conference
Valuation Resources for Solar PV Systems
The Discounted Cash Flow Model: Concepts, Issues, and Applications
NJ Appraiser Law and Regulations (every cycle)
USPAP Update (every cycle)