

**PROFESSIONAL QUALIFICATIONS OF
EDWARD T. MOLINARI, SRA**

Real Estate Appraiser & Consultant

Molinari & Associates, P.C.
Harrison Professional Building
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Woodbury, New Jersey 08096-5905
(856) 853-7622 ~ Fax (856) 853-7627

Edward T. Molinari is a lifelong resident of Southern New Jersey and has resided with his family in Gloucester County since 1981. Since 1986 he has appraised numerous properties in the state and in 1991 he received the SRA designation from the Appraisal Institute. In 2004 he became certified as an Instructor for the Appraisal Institute and teaches several appraisal courses each year. He has appeared as an expert witness before the Tax Court of New Jersey, the Superior 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, and state government agencies, non-profit organizations, financial and lending institutions, attorneys, accountants, title insurance companies, school boards, private businesses, property owners, and courts.

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 100 hours of continuing education within a 5 year period. Edward T. Molinari attended over 235 hours of continuing education in his last 5 year cycle. He is currently certified with 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
Instructor: Appraisal Institute
Past President & Director: Southern New Jersey Chapter of the Appraisal Institute
Past Region VI Education Liaison: Appraisal Institute
Past Member: Appraisal Institute 2009 National Nominating Committee, National Education Committee, National Continuing Education Committee, and Regional Ethics & Counseling Panel
Member: Rotary International, Paul Harris Fellow, Past President Woodbury Rotary Club
Member: Greater Woodbury Chamber of Commerce, National Association of Realtors, and Employee Relocation Counsel.

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, banks, 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.

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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APPRAISAL COURSES ATTENDED (Appraisal Institute Courses):

Introduction to Appraising Real Property - 60 hours
Applied Residential Property Valuation - 39 hours
Principals of Income Property Appraising - 60 hours
Condemnation Appraising: Basic Principles and Applications – 15 hours
Condemnation Appraising: Advanced Topics and Applications – 15 hours
Real Estate Finance, Statistics and Valuation Modeling – 14 hours
Uniform Standards of Professional Practice (USPAP) - 15 hours
Business Practices and Ethics – 7 hours
Appraisal Curriculum Overview – 15 hours
Valuation of Conservation Easements Certificate Program – 33 hours

APPROVED INSTRUCTOR (Appraisal Institute Courses):

Basic Appraisal Principals
Basic Appraisal Procedures
Residential Market Analysis and Highest & Best Use
Residential Site Valuation and Cost Approach
Residential Sales Comparison and Income Approaches
Residential Report Writing and Case Studies
Appraisal Curriculum Overview - Residential
Marshall & Swift Residential Cost Training - On-Line Seminar
Introduction to Conservation Easement Valuation – 2 Day Seminar
Valuation of Conservation Easements – 5 Day Certificate Program

CONTINUING EDUCATION SEMINARS ATTENDED:

(3.5 to 7 hours each unless noted)

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
Mock Trial
Farmland Preservation-1995
Residential Property Construction and Inspection
60th Annual Princeton Conference
Appraising Farmland-1996
NAIFA Spring Conference-1996
Highest and Best Use Applications
Appraisal of Farmland-1997
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
Farmland Preservation Appraising-1999
Supporting Sales Comparison Grid Adjustments for Residential Properties
Appraisal of Non Conforming Uses
1999-2000 NJ Farmland Easement Purchases
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Residential Finance
Real Estate Investment Taxation
Green Acres Appraisal Conference
Land Appraisal – Dept. of Agriculture
Econometric Solutions for Real Estate Valuation
The Appraiser’s Role in the Legal System
Appraisal Institute 2002 National Conference:
 Relocation Issues, Private Conservation Market, Appraisal Consulting,
 Technology Update, Economics of Residential Appraisal (18.5 hours total)
Effective Appraisal Writing
Eminent Domain (CLE International – 15 hours)
USPAP Update 2003
State Agriculture Development Committee 2004 Appraisal Conference
Green Acres Appraisal Conference 2004
Instructor Leadership & Development Conference 2004 for AI Instructors (16 hours)
Woodland Management
Attacking & Defending an Appraisal in Litigation
State Agriculture Development Committee 2005 Appraisal Conference
USPAP Update 2005
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)
State Agriculture Development Committee 2006 Appraisal Conference
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)
State Agriculture Development Committee 2007 Appraisal Conference
A Professional’s Guide to Conservation Easements
USPAP Update 2007
Online Relocation Appraisal Training Program
State Agriculture Development Committee 2008 Appraisal Conference
State Agriculture Development Committee 2009 Appraisal Conference
Introduction to FHA Appraising
Evaluating Residential Construction
Evaluating Commercial Construction
USPAP Update 2010
Online Relocation Appraisal Training Program 2010