

**PROFESSIONAL QUALIFICATIONS OF  
EDWARD T. MOLINARI, SRA**  
*Real Estate Appraiser & Consultant*

Molinari & Associates, P.C.  
Harrison Professional Building  
14 Harrison Street, Suite 202  
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 1983. 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 in the classroom and on-line. He has also assisted with the development and review of courses and 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.

**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 significantly exceeds the minimum credits required. 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  
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  
Current and Past Member: Appraisal Institute National Education Committee  
Past Region VI Education Liaison: Appraisal Institute  
Past Member: Appraisal Institute National Nominating 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, Diocese of Camden Real Estate Advisory Committee. Also, active with other local organizations.

**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.

**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.

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

Page Two

---

**APPROVED INSTRUCTOR (Appraisal Institute Courses):**

- Basic Appraisal Principals
- 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 (classroom and online)
- Residential Report Writing and Case Studies
- Business Practices and Ethics
- Supervisory Appraiser/Trainee Appraiser
- Introduction to Conservation Easement Valuation
- Valuation of Conservation Easements Professional Development Program

**APPRAISAL COURSES ATTENDED (Appraisal Institute Courses with exams):**

- Introduction to Appraising Real Property - 60 hours
- Applied Residential Property Valuation - 39 hours
- Principals of Income Property Appraising - 60 hours
- Uniform Standards of Professional Practice (USPAP) - 15 hours
- Business Practices and Ethics – 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
- Condemnation Appraising: Basic Principles and Applications – 15 hours
- Condemnation Appraising: Advanced Topics and Applications – 15 hours

**PROFESSIONAL DEVELOPMENT PROGRAMS**

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

- Valuation of Conservation Easements Professional Development Program
- Litigation Professional Development Program\*
  - \*includes the following courses
  - Litigation Appraising: Specialized Topics and Applications
  - Condemnation Appraising: Principles & Applications
  - The Appraiser as an Expert Witness

**CONTINUING EDUCATION SEMINARS ATTENDED:**

**(2 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
- Mock Trial
- Residential Property Construction and Inspection
- 60th Annual Princeton Conference
- Highest and Best Use Applications

Continued...

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

Page Three

---

**CONTINUING EDUCATION SEMINARS ATTENDED: continued**

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)  
USPAP Update 2003  
Green Acres Appraisal Conference 2004  
Instructor Leadership & Development Conference 2004 for AI Instructors (16 hours)  
Woodland Management  
Attacking & Defending an Appraisal in Litigation  
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)  
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  
USPAP Update 2007  
Online Relocation Appraisal Training Program  
Introduction to FHA Appraising  
Evaluating Residential Construction  
Evaluating Commercial Construction  
USPAP Update 2010  
Online Relocation Appraisal Training Program 2010  
Green Acres Appraiser Seminar 2011  
Marketability Analysis  
Income Capitalization in Today’s Market  
Appraising the Appraisal: Appraisal Review  
USPAP Update 2012  
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  
USPAP Update 2016-17  
21<sup>st</sup> Annual September Symposium  
Appraisal Institute 2016 National Conference  
NJ Appraiser Law and Regulations