

## APPRAISER QUALIFICATIONS



**Tony Rinaldi, MAI, CPA**  
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Idaho Commercial Appraisal  
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## **PROFESSIONAL EXPERIENCE**

***Idaho Commercial Appraisal, Inc.*** April 2008 – Present Boise, ID  
Principal, CGA#2848: Real estate valuation services offering valuation/evaluation, market research and analysis of commercial and residential properties.

***Langston & Associates, Inc.*** February 2005 – March 2008 Boise, ID  
Associate Appraiser: Real Estate Services Corporation offering valuation/evaluation, environmental, market research and analysis of commercial and residential properties.

***Holland Realty, Inc.:*** July 2003 - February 2005 Boise, ID  
Assistant Controller: Responsible for accounting department functions and reporting to executive management, managed listing/pending and sales departments.

## **EDUCATION**

### UNIVERSITY OF IDAHO

***Bachelor of Science***, Accounting- 2003 Moscow, ID

### APPRAISAL INSTITUTE

***Appraisal Principles*** – 2006 Atlanta, GA

***Basic Appraisal Procedures*** – 2006 Portland, OR

***USPAP*** – 2006 Portland, OR

***Highest & Best Use and Market Analysis*** – 2007 Boise, ID

***7 hour USPAP Update*** – 2008 Boise, ID

***General Income Approach Part I*** - 2008 Boise, ID

***General Report Writing and Case Studies*** – 2009 Portland, OR

***General Income Approach Part II*** – 2009 Boise, ID

***General Site and Cost Valuation*** – 2009 Kent, WA

***General Sales Comparison Approach*** – 2009 Spokane, WA

***Real Estate Finance Statistics and Valuation Modeling*** – 2009 Nashville, TN

***General Highest and Best Use Market Analysis*** – 2009 Ft. Lauderdale, FL

***Foreclosure, Short Sale, Auction Price = Market Value? Forum*** – 2010 Boise, ID

***Appraising Convenience Stores*** – 2011 Internet

<i>Advanced Income Capitalization – 2012</i>	Kent, WA
<i>Fundamentals of Separating Real Property, Personal Property and Intangible Assets – 2012</i>	Boise, ID
<i>General Demonstration Report Writing – 2013</i>	Internet
<i>Online Subdivision Valuation – 2013</i>	Internet
<i>Comparative Analysis – 2014</i>	Internet
<i>USPAP Update – 2015</i>	Internet
<i>Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF – 2016</i>	Internet
<i>The Discounted Cash Flow Model: Concepts, Issues, and Apps. – 2016</i>	Internet
<i>Forecasting Revenue – 2017</i>	Internet
<i>Online Business &amp; Ethics – 2017</i>	Internet
<i>Small Hotel/Motel Valuation – 2017</i>	Internet
<i>Analyzing Operating Expenses – 2017</i>	Internet
<i>Appraising Medical Office Buildings – 2017</i>	Internet

## **MEMBERSHIPS & APPOINTMENTS**

*Appraisal Institute*, Designated Member

*Boise Chamber of Commerce*, 2008 - Present

*Southern Idaho Chapter Appraisal Institute*, President 2017, Vice President 2016, Secretary 2010 – 2011

*Idaho State Certified General Appraiser #2848*

*Idaho State Certified Public Accountant CP-5130*

### PRIMARY REPRESENTATIVE CLIENTS

Bank of the Cascades

D.L. Evans Bank

Syringa Bank

Mountain West Bank

FSA Oregon

Idaho Department of Lands

Bank of Colorado

Western Security Bank

Westmark Credit Union

Connections Credit Union

Bank of Commerce

Idaho Central Credit Union

Idaho First Bank

Panhandle State Bank

Sunwest Bank

Strategic Operations Solutions

First National Bank of Layton

Ada County Highway District

Idaho Trust Bank

**Bureau of Occupational Licenses  
Department of Self Governing Agencies**

The person named has met the requirements for licensure and is entitled  
under the laws and rules of the State of Idaho to operate as a(n)

**CERTIFIED GENERAL APPRAISER**

**ANTHONY VINCENT RINALDI  
398 S 9TH STE 250  
BOISE ID 83702**

*Tana Cory*

**Tana Cory  
Chief, B.O.L.**

**CGA-2848  
Number**

**05/06/2019  
Expires**

**Idaho State Board of Accountancy  
PO Box 83720 — Boise ID 83720-0002**

**Name: Anthony Vincent Rinaldi  
License #: CP-5130  
License: Certified Public Accountant  
Status: Active  
Issued: 07/01/2018  
Expires: 06/30/2019**

**David J. Westfall, CPA**

**Board Chair**