

**Alison E. Roach, MAI, SRA**

**Professional Affiliations**

Member, Appraisal Institute (MAI, SRA)  
Certified under Continuing Education Program  
Board of Directors, San Diego Chapter, 2017-2019  
Chair of Education Committee 2020-2022  
Member, Scholarship Committee 2017-2020  
Region VII Representative  
Member, International Right of Way Association  
California Certified General Real Estate Appraiser (3003682) - California Bureau of Real Estate Appraisers

**Appraisal Experience**

Senior Appraiser - Jones, Roach & Caringella, Inc. 2012-Present  
Researcher - Jones, Roach & Caringella, Inc. 2007-2012

**Educational Background**

Degrees:  
B.A. degree in Real Estate, San Diego State University 2012  
A.S. degree in Business Administration, Miramar College 2010  
Academic Honors:  
Awarded the Appraisal Institute's Candidate for Designation Scholarship 2016  
Graduated Cum Laude, San Diego State University 2012  
CREW Network Scholarship Recipient 2011  
Robert C. Hird II Memorial Scholarship In Real Estate Recipient 2011  
Dean's List (Every semester in attendance at San Diego State University) 2009-2012  
Executive Director of the Real Estate Society of San Diego State University 2010-2011

**Sample of Professional Courses Completed:**

Appraisal Institute:  
Condemnation Appraising: Principles and Applications 2022  
Appraisal Review Seminar 2022  
Mission Trails Biology Hike 2022  
Complex Litigation Case Studies 2021  
2021 San Diego Market Symposium 2021  
San Diego Market Outlook: The Covid 19 Factor 2020  
What Does and Doesn't Work for Appraisers at Deposition and Trial 2020  
7-Hour National USPAP Update Course 2017, 2019, 2022  
Southern California Hotel Valuation Update 2019  
Federal and California Statutory and Regulatory Laws 2019  
2019 San Diego Market Symposium: What's New in Your Neighborhood? 2019  
IRS Valuation Symposium 2018  
San Diego Development, Disasters, and Demographics 2018  
The Appraiser as an Expert Witness: Preparation & Testimony 2017  
Advanced Market Analysis and Highest and Best Use 2017  
Quantitative Analysis 2017  
Advanced Concepts and Case Studies 2016  
Advanced Income Capitalization Approach 2016

Report Writing and Case Studies	2014
Site Valuation and Cost Approach	2014
Income Approach Part 2	2013
Sales Comparison Approach	2013
National USPAP (15 Hour)	2012
Business Practices and Ethics	2012
Income Approach Part 1	2012
Timely Appraisal Topics, Niche Areas of Practice	2012
Market Analysis & Highest & Best Use	2011
Basic Appraisal Procedures	2010
Basic Appraisal Principles	2010

### Teaching Experience

Seminar developer and presenter, Day One Commercial Valuation, SDSU	2011, 2013, 2014, 2015
Moderator, San Diego Market Symposium, Appraisal Institute	2021

### Publications

Co-Author: "More than sticks and bricks" - *Valuation Magazine*, First Quarter 2021

### Types of Appraisals/Assignments

Agricultural	Mitigation and Open Space Land
Appraisal Review	Mobile/Manufactured Homes and Parks
Bank Branch/Financial	Multi-Family
Commercial/Retail Buildings	Office
Community Shopping Centers	Partial Acquisitions
Conservation Land and Easements	Public Utility
Easements	Rent Analysis
Eminent Domain	Research and Development
Government Facilities	Residential Condominiums
Ground Lease	Restaurants
Historical (Retrospective) Appraisals	Retail (Single, Multi-Tenant)
Hotel/Motel	Self-Storage
Industrial Properties	Single-Family
Leasehold & Leased-Fee Estates	Specialty-Use
Master-Planned Communities	Vacant Land
Medical Facilities	
Medical Office	
Military Base	

### Partial List of Clients

AECOM	City of Santa Barbara
Allen Matkins Leek Gamble Mallory & Nats	Clark County, Nevada
Best, Best & Krieger, LLP	County of San Diego
C.A. Dept. of Transportation	Crapo Deeds PLLC
Canel, King & Jones	DLA Piper
Chapman Law Firm	Fallbrook Elementary District
Circle Line Ferries of New York	Fallbrook High School District
City of San Diego	Gordon & Rees, LLP

Greenberg Traurig, LLP  
H.G. Fenton Company  
Hill, Farrer & Burrill LLP  
Keeney, Waite & Stevens  
Latham & Watkins  
Mallory & Nats  
McDonalds Corporation  
McKenna, Long & Aldridge LLP  
Metropolitan Transit System  
Michael Wright, Esq.  
Murphy & Everetz, LLP  
Nossaman LLP  
Oceanside Unified District  
Olen properties  
Olivenhain Municipal Water District  
Palmeri Tyler Weiner Wilhelm & Waldron  
Palmieri, Hennessey & Leifer LLP

Pardee Homes  
Quinn Emanuel Urquhart & Sullivan  
Richland Communities  
San Diego Association of Governments  
San Diego Gas & Electric Co.  
San Diego Metropolitan Transit System  
San Diego Unified School  
Stewart Title  
Sullivan, Workman & Dee, LLP  
Target Stores  
U.S. Department of Justice  
United States Navy  
Walmart Corporation