

RICHARD L. ANDERSON

Curriculum Vitae

My career as a real estate appraiser began 1991, initially working for Professional Appraisal Services, a small fee appraisal firm in Sacramento, California. In 1994, I returned to Alaska, joining the Municipality of Anchorage – Real Property Division as a senior commercial appraiser. By late-1997, I returned to California with Deloitte & Touché in Carlsbad, as Senior Consultant in their property tax practice. In the fall of 2001, I began my 15-year mentorship with Lance W. Doré, MAI by joining his firm Integra Realty Resources – San Diego, as a Senior Appraiser. In the fall of 2005 Mr. Doré and I moved with the existing firm to join Cushman & Wakefield. By the fall of 2007, we moved again to Colliers International Valuation. Mr. Doré decided in the fall of 2010 to open his own practice, and I joined his firm as an Executive Managing Director.

Experience

My work experience includes a wide variety of property types, and I have developed a special expertise in the valuation of land for mitigation, conservation, and open space corridors. My eminent domain experience includes both full and partial acquisitions, permanent and temporary construction easements, and project budgeting. Other appraisal experience includes a wide variety of real estate including general commercial (office, industrial, and retail), multifamily, mixed use, and special purpose properties.

Geographic valuation expertise includes Southern California.

Present Employment

The Doré Group
Executive Managing Director
San Diego, CA (10/2010 – Present)

Employment History

Colliers International
Senior Appraiser
San Diego, CA (10/2007 – 10/2010)

Cushman & Wakefield, Valuation Services
Senior Appraiser
San Diego, CA (9/2005 – 10/2007)

Integra Realty Resources – San Diego
Senior Analyst
San Diego, CA (10/2001 - 9/2005)

Deloitte & Touché
Manager – Property Tax
Seattle, WA & Carlsbad, CA (11/1997 – 10/2001)

Municipality of Anchorage – Real Property Division
Senior Appraiser – Real Property Division
Anchorage, AK (10/1994 – 11/1997)

Education

Formal Education

Bachelor of Science – Business Administration, Emphasis in Real Estate
University of Alaska, Anchorage

Appraisal Institute Courses

Standards of Professional Practice
Business Practices and Ethics
Real Estate Appraisal Principles
Basic Valuation Procedures
Basic and Advanced Capitalization
Highest and Best Use and Market Analysis
Advanced Sales Comparison and Cost Approaches
Report Writing & Case Studies
Advanced Applications
Uniform Appraisal Standards for Federal Land Acquisitions
Analyzing Commercial Lease Clauses
Conservation Easement Valuation
Condemnation Appraising: Principles & Applications
Introduction to Valuation for Financial Report
Subdivision Analysis
Easement Valuation
Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets

International Right-Of-Way (IRWA)

The Appraisal of Partial Acquisitions
Principles of Real Estate Acquisitions
Legal Aspects of Easements
Fundamentals of Real Property Appraisal
Standards of Practice & Professional Ethics

International Association of Assessing Officers (IAAO)

Fundamentals of Real Property Appraisal
Fundamentals of Mass Appraisal
Standards of Practice & Professional Ethics
Valuation of Contaminated Properties

Licenses and Professional Affiliations

Licenses

California Certified General Real Estate Appraiser OREA No. AG020117

Affiliations

Candidate for Designation, Appraisal Institute

Representative Client List

Public Entities

United States State Department
United States Department of Navy
County of San Diego
City of Riverside
City of Monterey
CA Wildlife Conservation Board

United States Department of Interior
State of California
County of Riverside
City of San Diego
California Department of General Service

Conservation Agencies

The Nature Conservancy
Riverside Land Conservancy

Friends of the Desert Mountains
The Dangermond Group

Financial Institutions

Bank of La Jolla
Bank of America
Silvergate Bank

Pacific Western Bank
Wells Fargo
Opus Bank