



Appraisal Institute®

Professionals Providing Real Estate Solutions

MEMBER PROFILE



[View Resume >>](#)

Bonnie D. Roerig, MAI, AI-GRS

Bonnie Roerig & Associates, LLC

Principal and Owner

1873 S. Bellaire St.

Suite 1222

Denver, CO 80222-4359

(303) 757-5525

Fax: (303) 757-8835

bonnie@coloradoappraiser.net

Continuing Education Program Completed

Standards & Ethics Education Completed

Accepts Fee Assignments

Primary Market Area

Denver, Colorado metropolitan area

Secondary Market Area

Colorado

Primary Practice Focus

Appraisal, appraisal review, appraisal consulting.

Business Services

Acquisition, Disposition • Appraisal • Appraisal Review • Conservation Valuation and Consulting • Consulting • Development Valuation and Consultation •

Eminent Domain Valuation and Consulting • Highest and Best Use Studies •

Litigation / Litigation Support • Local Improvement District (LID) Benefit Analysis •

Retrospective Valuation

Property Types

Land

Acreage (Mixed Use) • Acreage (Non-Residential) • Land, Rural • Land, Urban • Mountain • Open Space / Public Park

Commercial

Automobile Dealership • Branch Bank / Financial Building •

Convenience Store / Service station •

Funeral Home / Mortuary Mausoleum / Cemetery / Crematory • Motel •

Office Building (High Rise, over three stories) •

Office Building (Low Rise, three stories or less) • Parking Facility (Lot or Garage) •

Summary of Experience and Qualifications – Bonnie D. Roerig, MAI, AI-GRS

1. Memberships:

Appraisal Institute:

Designated MAI in November 1981; awarded Designated Practicing Life Membership status–2013
Designated AI-GRS (General Review Specialist) in March 2014
Executive Committee, 1995–1996
Board of Directors, 1995–1996
Finance Committee, 1995
National Planning Committee, 1994–1995
General Appraiser Board, 1992–1996; Vice–Chair 1994; Chair 1995 and 1996
Regional Member — Ethics Administration Division, Region II, 1992–1995
Assistant Regional Member – Ethics Administration Division, Region II, 1988–1992
General Demonstration Reports Subcommittee, Chair 2000–2002; Vice–Chair, 1999, Member 2003–04
Demonstration Appraisal Grading Panel – 2005–2015
General Admissions Committee, 2000–2002
Non–Residential Demonstration Reports Subcommittee — 1985–1990; Co–Vice Chair, 1987–1990
Board of Examiners — Appraisal Reports, 1987–1990
Instructor Subcommittee, 1998–1999
Qualifying Education Committee, 1999–2002; Vice–Chair, 1999
Appraisal Journal Editorial Subcommittee, 1999–2001; Chair and Editor–in–Chief, 2002–2003
Educational Publications Committee, 2002–2003
Region Finance Officer, Region II – 2005–2015
Member, Leadership Development and Nominating Committee, 2007
Chair, Appraisal Standards Committee, 2008–2011
Member, Strategic Planning Committee, 2008–2009
2009 Recipient, President’s Award (for lifetime achievement)

Colorado Chapter of the Appraisal Institute:

Recipient of Distinguished Service Award, December 1996
President, 1990
Vice–President – President–Elect, 1989
Secretary–Treasurer, 1988
Board of Directors, 1985–1991
Co–Chairman, Admissions Committee, 1983–1984

International Right–of–Way Association, Mile Hi Chapter 6

Education Committee, 2002–2006
Recipient of Helen C. Peck/Frances Reisbeck Memorial Award, March 2005
Treasurer, 2007
Recipient of the Vic Ramer Memorial Right of Way Professional of the Year Award – 2007
Secretary, 2008
Vice–President, 2009
President, 2010–2011
International Director, 2011–2012
Region 9 representative to Valuation Committee 2010–2012
Vice Chair, Valuation Community of Practice, 2013–2014
Chair, Valuation Community of Practice, 2014–2015

Educational Council of Appraisal Foundation Sponsors

Examination Committee, 2004–2009

2. Business Affiliations:

Owner, Bonnie Roerig & Associates, Real Estate Analysts and Value Consultants, since January 1988.
Incorporated Bonnie Roerig & Associates, LLC in February 2003.
Member, National Federation of Independent Business (NFIB)
Full Partner, Baughar–Roerig & Associates, August 1982 through December 1987.
Full–time real estate appraisal work since 1970, Denver–Boulder area and throughout Colorado.

3. Experience:

- a) Appraisals throughout metropolitan Denver and in various locations in Colorado since 1970.
- b) Extensive commercial, industrial, office, and vacant land appraisal experience.
- c) Valuation studies and appraisals in conjunction with eminent domain proceedings since 1974.
- e) Qualified as expert witness in various District and County Courts and Federal Tax Court.
- f) Appraisal review.

- g) Litigation consultation.
- h) Instructor, Appraisal Institute, USPAP, BPE, Review Theory—General and Review Theory— Case Studies
- i) Instructor and course developer, general demonstration report writing seminar, Appraisal Institute
- j) Subject Matter Expert, Appraiser Qualifications Board, Appraisal Foundation
- k) AQB Certified USPAP Instructor (No. 10334), 2003–March 2016
- l) Contract investigator for Colorado Board of Real Estate Appraisers, 2007 and 2011
- m) Arbitrator, real estate assessments, Boulder County, Douglas County and Jefferson County
- n) Hearing Officer, Board of Equalization, Douglas and Boulder Counties, 2007–2013
- o) Approved appraiser, Colorado Department of Transportation
- p) Federal review appraiser, Regional Transportation District, Roaring Fork Transportation Authority
- q) Member, development team Appraisal Institute General Review Designation courses

4. Education:

- a) Bachelor of Arts in Speech Arts, 1968
- b) Master of Arts Degree in Communication Arts, 1971
- c) Appraisal Institute/American Institute of Real Estate Appraisers:
Course I–A, Basic Appraisal Principles – Methods and Techniques
Course I–B, Capitalization – Theory and Techniques
Course 310, Basic Income Capitalization
Course 520, Highest & Best Use and Market Analysis
Course 530, Advanced Sales Comparison and Cost Approaches
Course 540, Report Writing and Valuation Analysis
Course 705, Litigation Appraising, Specialized Topics and Applications
Course IV, Condemnation
Course VI, Investment Analysis
Uniform Appraisal Standards for Federal Land Acquisitions Seminar (“Yellow Book”)
Appraisal Curriculum Overview, 2008
Litigation Appraising: Specialized Topics and Applications, 2010
The Appraiser as an Expert Witness: Preparation & Testimony, 2010
- d) Continuing education requirements of the Appraisal Institute have been met.
- e) Colorado State General Certified Appraiser, No. CG1313395, continuing education current
- f) Concepts and Principles of USPAP, An Instructor’s Application, The Appraisal Foundation, 2003
- g) Appraising Conservation Easements and Case Studies, ASFMRA, 2005
- h) Integrating Appraisal Standards, IRWA, 2005
- i) Spreadsheet Modeling, Appraisal Institute 2011
- j) Valuation of Environmentally Contaminated Real Estate, IRWA, 2012
- k) Review Theory—General, 2013
- l) Review Case Studies—General, 2014

5. Appraisal and Consulting Clients:

Adams County	Federal Deposit Insurance Corporation
Apple Computer, Inc.	Gelman & Norberg, LLC
Arapahoe County	GSA – Public Building Services
CDH Associates, LLC	Guaranty Bank and Trust Co.
City of Aurora	Hall and Evans, LLC
City of Arvada	Horan & McConaty Family Funeral Services
City of Black Hawk	Internal Revenue Service
City of Boulder	Jefferson County
City & County of Denver	KWAL Paints, Inc.
City of Colorado Springs	Montegra Capital Resources, Ltd.
City of Estes Park	Mountain States Bank
City of Englewood	Parker Water & Sanitation District
City of Fort Collins	Pioneer Centres
City of Lakewood	Regional Transportation District
City of Littleton	Southeast Corridor (T–Rex)
City of Steamboat Springs	Steele Street Bank & Trust
City of Westminster	Stewart Title Guaranty Co.
Colorado Department of Transportation	U.S. Postal Service
ConocoPhillips	Upland Industries Corporation
Denver Public Schools	Urban Drainage and Flood Control
Denver Water Board	Vectra Bank Colorado, N.A.
E–470 Public Highway Authority	Various Private Clients
Englewood Downtown Development Authority	Xcel Energy

1873 S. Bellaire Street, Suite 1222

Denver, Colorado 80222

303-757-5525

Testimony and/or deposition record

Bonnie D. Roerig, MAI, AI-GRS

Date	Client	Case Name		Jurisdiction
Jan-00	RTD	19,427 acres owned by Denver Residential Inc., for acquisition for Park-n-Ride facility NS Ken Caryl Ave., ES Shaffer Pkwy.	Deposition Testimony	Jefferson County Dist.
May-01	Kirby Ross	Land Leased Fee Analysis, Royal Palace Hotel at 1565 Colo. Blvd., Denver	Deposition	Denver District
Jul-01	Alvin Chua, Esq.	Rent study for 605 Parfet St., Lakewood Tai-Dan Hsu, owner	Testimony	Jefferson County Dist.
Nov-02	City of Aurora	1470 Emporia St., Aurora (City acquisition), owned by Michael Deans	Testimony	Arapahoe County
Mar-03	Parker Water & Sanitation District	36 acres vacant land, Douglas County owned by Anton & Sherry Johnson	Deposition	Douglas County Dist.
Apr-03	Parker Water & Sanitation District	55.72 acres vacant land, Douglas County owned by Gwendolyn Mandel	Deposition	Douglas County Dist.
Jun-03	Parker Water & Sanitation District	55.72 acres vacant land, Douglas County owned by Gwendolyn Mandel	Testimony	Douglas County Dist.
Aug-03	W. 72nd Ave. Extension	Boyer property, partial acquisition 7240 Kipling Street	Deposition Testimony	Jefferson County Dist.
Sep-03	T-Rex	Haynes Mechanical Building Greenwood Village	Deposition Testimony	Arapahoe County
Nov-03	T-Rex	Koelbel Property, E. Yale Circle Total taking	Deposition Testimony	Denver District
Feb-04	City of Arvada	HK Newplan Property	Deposition	Jefferson County Dist.
Mar-04		Arvada Plaza Shopping Center PE and TE acq./Rebuttal	Testimony	
Nov-05	City of Black Hawk	Yonkers & Tarbox Partial Acquisition	Deposition Testimony	Gilpin County Dist.
Oct-06	Dry Creek Reservoir	Appraisal Review, three owners	Deposition	Larimer County Dist.
Apr-08	Union Pacific RR Co.	UP v. Cline et al.	Deposition	Grand County Dist.
Aug-09	RTD	Smita Merchant, Inc. (1370-1390 Wadsworth)	Deposition	Denver District
Sep-09	RTD	Naiman, et al.	Deposition	Jefferson County Dist.
Oct-09	RTD	Naiman, et al.	Testimony	Denver District
Oct-10	RTD	Quadrant Properties	Deposition	Denver District
Mar-11	Internal Revenue Service	C.L. Mitchell LLC	Testimony	United States Tax Court
May-13	1770 Sherman LLC	1770 Sherman LLC v. Commissioner of Internal Revenue	Testimony	United States Tax Court
May-13	RTD	RTD v. 4882 Smith Road Warehouse LLLP	Deposition	Denver District
Dec-13	B & B, et al.	FDIC v. B & B, et al.	Deposition	Denver District
Dec-14	C & C of Denver	C & C of Denver v. Feldman, et al.	Deposition	Denver District