



Tony Rinaldi, MAI, CPA
Principal, Idaho CGA #2848
Idaho Commercial Appraisal
Direct 208.955.0801
Email tony@idahoca.com



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

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

Advanced Income Capitalization – 2012

Kent, WA

Fundamentals of Separating Real Property, Personal Property and Intangible Assets – 2012

Boise, ID

General Demonstration Report Writing – 2013

Internet

Online Subdivision Valuation – 2013

Internet

Comparative Analysis – 2014

Internet

Online Rates and Ratios: Making Sense of GIMs, OARs, and DCF – 2016

Internet

The Discounted Cash Flow Model: Concepts, Issues, and Apps. – 2016

Internet

Forecasting Revenue – 2017

Internet

Online Business & Ethics – 2017

Internet

Small Hotel/Motel Valuation – 2017

Internet

Analyzing Operating Expenses – 2017

Internet

Appraising Medical Office Buildings – 2017

Internet

Fundamentals of Separating Real Property, Personal Property and Intangible Assets – 2019

Boise, ID

McKISSOCK

<i>Commercial Land Valuation</i> – 2020	Internet
<i>Evaluations, Desktops, and Other Limited Scope Appraisals</i> - 2021	Internet
<i>The Sales Comparison Approach</i> – 2022	Internet
<i>Supporting your Adjustments</i> – 2023	Internet
<i>Land and Site Valuation</i> – 2023	Internet
<i>7-hour National USPAP Update</i> – 2024	Internet
<i>Introduction to Expert Witness Testimony for Appraisers: To Do or Not to Do</i> - 2024	Internet
<i>Appraisal of Fast Food Facilities</i> - 2024	Internet
<i>Appraisal of Industrial and Flex Buildings</i> – 2024	Internet
<i>Residential Construction and the Appraiser</i> – 2025	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

1 st Federal Savings Bank	Bank of Commerce
D.L. Evans Bank	Idaho Central Credit Union
Connections Credit Union	Idaho First Bank
Mountain West Bank	Citizens Community Bank
FSA Oregon	Northwest Bank
Idaho Department of Lands	Strategic Operations Solutions
Bank of Colorado	First National Bank of Layton
Western Security Bank	Ada County Highway District
Westmark Credit Union	Idaho Trust Bank
First Security Bank	Washington Trust Bank
Vista Bank	Bank of Utah
Bank of Idaho	Horizon Credit Union
Heritage Bank of Nevada	East Idaho Credit Union
Bank of the West	U.S. Bank
Washington Federal Bank	Western Alliance Bank
CapEd Credit Union	Columbia Bank
Banner Bank	First Interstate Bank
KeyBank	





STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION
THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A



CERTIFIED GENERAL REAL ESTATE APPRAISER

ANTHONY RINALDI

22034368
License Number

11/17/2022
Issue Date

05/06/2026
Expiration Date



Marcus J. Glasper, Director