



# Four Corners Valuation Services



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vic@valuesolution.net



www.fourcvcs.com

FOUR CORNERS OF THE SOUTHWEST



## Victor M. Romano **CERTIFIED GENERAL APPRAISER** **DURANGO EXECUTIVE DIRECTOR**

Mr. Romano began his Real Estate career in 1994 with Arbor Mortgage in Longmont, Colorado then accelerated into Commercial Real Estate Valuation and Advisory services in 1996 with CB Richard Ellis in Denver, Colorado. Mr. Romano then relocated his to Southwest Colorado in 2006 and is currently licensed in Colorado and New Mexico. He has participated in commercial and residential valuation assignments throughout the States of California, Wyoming, Minnesota, Iowa, Nebraska, Nevada, Arizona, Idaho, Washington and Utah. Romano has extensive background supporting Real Estate Developers, Investors, Government Agencies, Banking and Corporate clients as well as Litigation support and Estate clients in various real estate matters in the commercial, industrial, residential, tourist and hospitality sectors with specialization in urban and rural lands with farm and ranch properties throughout the southwest United States.

## Work Experience

### 2023-Present

Four Corners Valuation  
Services | Durango Executive  
Director

### 2006-2023

Appraisal Solutions, LLC  
Durango, CO  
General Appraiser | Principal

### 2000-2006

OAS Appraisal Services  
Denver, Colorado  
General Appraiser | Principal

### 1996-2000

CB Richard Ellis  
Real Estate Appraiser  
Valuation Specialist

## Designations & Licenses

- Colorado Certified General Appraiser  
#CG40011913
- New Mexico Certified General Appraiser  
#03902-G

## Organizational Affiliations

- Colorado Association of Realtors – CREN  
Member Durango Area Association of  
Realtors - Member ASFMRA – American  
Society of Farm Managers & Rural Appraisers
- Appraisal Institute, Associate #399175
- High Noon Rotary – Durango - Member
- NAR, National Association of Realtors,  
Member #220001419
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## Education

- Colorado State University, 1993  
Bachelors of Business Administration  
Finance and Real Estate
- Lincoln University, 1991  
Business and Marketing



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## Specializations

- Affordable Housing / Multifamily
- Appraisal Review
- Market Feasibility Studies
- Eminent Domain and Right of Way
- Estate and Tax
- Evaluation
- Farm & Ranch
- Healthcare and Senior Living
- Hospitality Valuation
- Investment Property Analysis
- Litigation Support
- Luxury Home & Land
- Portfolio Valuation and Advisory
- Real Estate Market Research
- Site Selection & Expansion Planning
- Special Use Properties
- Tax Assessment Appeals

## Notable Experience

- Held the distinguished position of Arbitrator of the County Board of Equalization Arbitrator of La Plata, Montezuma, Archuleta, Lake Counties in Colorado.
- Court testimony experience in 21+ cases within the District Courts of Archuleta County, Montezuma County, Denver County, Jefferson County and La Plata County of Colorado as well as Santa Clara County District Court of California.
- Produce comprehensive Eminent Domain Appraisals for land owners, CDOT, and various municipalities
- Actively evaluate contract fee appraisals, submitted property owner appraisals for proposed project acquisition, and appraisals submitted by local public agencies
- Consistently review pertinent appraisal documentation to maintain strict compliance with CDOT, State of Colorado, and Federal requirements; serve as Subject Matter Expert (SME) in CDOT Right of Way, Uniform Act, the Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book), and USPAP
- Develop memoranda detailing the conclusions, methods, and related compliance information entailed within appraisal documentation; utilize skill in managing bureaucratic processes and administrative objectives
- Determine pertinent information associated with the valuation of properties; conduct in-depth studies through collection, verification, and reporting; utilize data to select comparable properties
- Provide expertise in evaluating excess parcels, remainder parcels, and general ledger properties for lease
- Act as appraiser & advisor to clients and property owners for multitude of property types in the southwest US
- Aid in litigation activities; testify as an expert witness in formal hearings, depositions, mediation, and arbitration; incorporate knowledge in condemnation, just compensation, partial acquisitions, and damages; also selected as one of two official Mediators for the La Plata County, Montezuma & Archuleta County Assessor & Treasurers Offices
- Manage execution for appraisals involving fee and easement acquisitions, to include pipelines, highways, electric transmission lines, subsurface and underground interests, and right of way easements