



Professional Qualifications

EARL L TIMMONS, MAI, AI-GRS, MRICS, ASA

BLUE ROCK REALTY GROUP, LLC

3304 Old Capitol Trail, Suite 120B, Wilmington, Delaware 19808

302.690.7112 · etimmons@bluerockmail.com

WORK EXPERIENCE

2020 – PRESENT

FOUNDER - BLUE ROCK REALTY GROUP/VISION VALUATION CONSULTANTS

Wilmington, Delaware

Blue Rock Realty, formerly Vision Valuation Consultants, is a boutique appraisal firm specializing in the valuation of a variety of commercial and residential properties in the Delaware and southeastern Pennsylvania market. Property types appraised include a wide variety of retail, office, industrial, development land, single family residential homes and eminent domain acquisitions.

2014 - 2020

VICE PRESIDENT, VALUATION MANAGER - WSFS BANK

Wilmington, Delaware

Responsibilities included reviewing and overseeing the review of over 2,000 commercial appraisals annually for appraisal procedure and methodology as well as regulatory and internal compliance; working with Relationship Managers to resolve any customer disputes; developing and managing the third-party appraiser list; managing and customizing RIMS appraisal management platform; developing and implementing appraisal guidelines and thresholds for Loan Policy; preparing valuation department budgets; and training both valuation team members and commercial lending associates in appraisal concepts and review.

2002 – 2014

VICE PRESIDENT, VALUATION AND ADVISORY SERVICES - CBRE, INC

Philadelphia, Pennsylvania

Fee appraiser responsible for appraisal and consulting services for a national client base. Properties appraised included complex retail, office, industrial, development land and later specializing in going concern appraisals of various healthcare related properties. Geographic regions covered included primarily the entire states of Pennsylvania, Delaware and Maryland.

1994 – 2002

PRESIDENT/FOUNDER - ATLANTIC VALUATION CONSULTANTS

Wilmington, Delaware

Founded and expanded Atlantic Valuation Consultants from a one- to a five-appraiser regional valuation firm ultimately purchased by Insignia/ESG. Properties appraised included a wide variety of retail, office, industrial, development land and eminent domain acquisitions. During this period, Atlantic Valuation also had a significant presence developing appraisals for real estate assessment appeal.

CERTIFICATIONS/DESIGNATIONS

APPRAISAL INSTITUTE

MAI (1992) MEMBER #37999

AI-GRS (2015)



ROYAL INSTITUTE OF CHARTERED SURVEYORS

MRICS (2007) MEMBER #1260967



AMERICAN SOCIETY OF APPRAISERS

ASA (2020) ACCREDITED SENIOR APPRAISER # 122744



STATE OF DELAWARE

Certified General Real Property Appraiser #X1-0000021

COMMONWEALTH OF PENNSYLVANIA

Certified General Real Estate Appraiser GA-000903-L

EDUCATION

APPRAISAL INSTITUTE, 1987-1992

All prerequisite courses to achieve the MAI designation.

SALISBURY UNIVERSITY, 1982-1985

Variety of coursework with a focus on business and specifically economics.

ARCHMERE ACADEMY, 1978-1982

General High School curriculum.

VARIOUS, 1992-PRESENT

Completed all necessary Continuing Education to maintain all designations and state Certifications.

PROFESSIONAL NOTES

- Appointment by the Governor to the Delaware Council on Real Estate Appraisers (Past Chairman)
- Former President – Delaware Chapter of the Appraisal Institute
- Approved Instructor - Delaware Chapter of the Appraisal Institute
- Expert Witness – New Castle County, Delaware Assessment Appeals Board
- Expert Witness – Delaware Superior Court
- Expert Witness – US Bankruptcy Court

REFERENCES

Available upon request

LICENSES

STATE OF DELAWARE DIVISION OF PROFESSIONAL REGULATION

CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

PROFESSIONAL LICENSE

PROFESSION:	Real Estate Appraisers
LICENSE TYPE:	Certified General Real Property Appraise
LICENSE NUMBER:	X1-0000021
LICENSE STATUS:	Active
ISSUE DATE:	12/03/1991
EXPIRATION DATE:	10/31/2027
ISSUED TO:	Earl L. Timmons, Jr
SIGNATURE:	

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE.
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE



Department of State
Division of Professional Regulation
*Our mission is to credential qualified professionals to ensure the protection
of the public's health, safety, and welfare*



Commonwealth of Pennsylvania- Department of State Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105

Toll Free: 1-833-DOS-BPOA



EARL L TIMMONS

License Number	: GA000903L	Initial License Date	: 09/18/2001	Expiration Date	: 06/30/2027
License Type	: Certified General Appraiser	License Status as of 6/24/2025 : Active			
Issued By	: State Board of Certified Real Estate Appraisers				
Address	: 103 PRINCESS AVE, WILMINGTON, DE 19803				





Acting Commissioner Arion R. Claggett

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

20250623646