Matthew Roth

Certified Residential Real Estate Appraiser — Texas & Colorado | Appraising since 2006

Appraisal Partners of Texas, Inc. | Dallas–Fort Worth, TX | mrr@appraisalpartners.net | (469) 296-8726 | appraisalpartners.net

20 YEARS	HIGH-VALUE	TX + CO	UAD 3.6	COMMITTED
IN VALUATION	TO ~$30M	CERTIFIED	IN PRODUCTION	RETURN TIMES, IN WRITING

I started in 2006 in my father's firm, and the discipline he drilled into me still runs the practice: define the appraisal problem before opening the form — the form is the delivery vehicle; the appraisal is the analysis behind it. Twenty years across coastal Los Angeles, Colorado, and Texas taught me that value lives in the details reports miss: the deferred maintenance, the location factor, what the agents making that market are actually saying. In LA the referral was always the same three words: fast, accurate, detail-oriented.

EXPERIENCE

Appraisal Partners of Texas, Inc., DFW — Principal, 2019–present | M R Pacific Appraisals, Los Angeles — Owner, 2014–2020 | Roth And Associates, Hermosa Beach — trainee through licensure, 2006–2014

FULFILLMENT

- **Acceptance:** I accept what I quote inside my thirteen DFW counties and answer assignment offers within the hour, business hours.
- **Turn time:** fast is the point. Every order gets a committed return time in writing, timed from receipt of a complete assignment package.
- **Capacity:** deliberately limited, so every file gets my personal review.
- **Products:** desktop, hybrid, and review; UAD 3.6 dynamic URAR in production now.

QUALITY

- I engineered my own research and checking system, so it travels with my signature to every assignment, on any platform. Material property and market facts are source-identified or retained in the workfile, and every report receives a documented pre-delivery review. I can trace every material fact, adjustment, assumption, and conclusion to its support — my QC runs before yours does.
- Complex assignments can receive additional in-house peer input from Tim Roth, MAI, SRA, with assistance and responsibility disclosed as applicable.

PROPERTIES APPRAISED

Single-family, condominium and PUD, 2–4 unit, new construction, waterfront and oceanfront, view and acreage, luxury estates, high-profile and privacy-sensitive properties, REO / foreclosure / short sale, 203(k), retrospective and date-of-death, appraisal review.

REPRESENTATIVE MATTERS

- Contributed research and analysis as part of a team led by Todd Basmajian, MAI, and Tim Roth, MAI, SRA, on a federal tax valuation of an approximately $30 million Malibu coastal estate with substantial deferred maintenance and limited directly comparable sales.
- Oceanfront on the Manhattan Beach Strand past $20M; Malibu, Bel Air, and San Marino estates; Preston Hollow and the Park Cities in Dallas.

SELECTED LENDER/AMC EXPERIENCE

Prior assignments involved Wells Fargo, JPMorgan Chase, Bank of America, Rocket Mortgage/Quicken Loans, loanDepot, PennyMac, U.S. Bank, and Navy Federal through direct or authorized AMC engagements, as applicable.

CREDENTIALS

- Texas Certified Residential Real Estate Appraiser | TX 1361115-CR | Expires 08/31/2027 | ASC active as of August 2026
- Colorado Certified Residential Appraiser | CR200002387 | Active, expires 12/31/2027. Previously licensed in California (BREA, 2014).
- E&O insurance in force, $1M per claim / $1M aggregate, zero deductible. TOTAL by a la mode, NTREIS/Matrix, county CAD and GIS. Sanitized UAD 3.6 work sample at appraisalpartners.net.