

## QUALIFICATIONS OF MATTHEW M. MAGDZIARZ, MAI, AI-GRS, ASA



Real Property Consultants

Direct Line 872-999-8880 | Fax 815-425-3624

E-mail [matt@rp-con.com](mailto:matt@rp-con.com) – <http://therealpropertyconsultants.com>



### OVERVIEW

Matthew M. Magdziarz has been a certified general appraiser since 2001 and received the MAI designation from the Appraisal Institute in 2010, the AI-GRS designation in 2019, and the ASA designation from the American Society of Appraisers in 2020.

### EXPERIENCE

<u>Type</u>	Valuation, Counseling, Management, Business and Property Brokerage
<u>Property</u>	Quarries and Mines, Residential and Mixed Product Subdivisions, Commercial, Industrial, Multifamily, Agricultural, and various special purpose properties
<u>Product</u>	Appraisal Reports, Highest and Best Use Studies, Impact Studies, Blight Studies, Fractional Interest Studies, Consulting Reports, and Litigation Support
<u>Use</u>	Litigation, Assessment/Tax Matters, Buy and Sell Decisions, Eminent Domain/Condemnation, Mortgage Underwriting, Dissolution of Assets, and Investment Analysis

### PROFESSIONAL MEMBERSHIPS

MAI - Appraisal Institute, Chicago (Past Exec.)  
ASA - American Society of Appraisers  
CCIM (Candidate)

### AWARDS / RECOGNITION

Herman O. Walther Award (AI)  
Scipio "Skip" Del Campo Award (AI)  
Volunteer of Distinction (AI)  
Distinguished Service Award (AI)

### CLIENTELE SUMMARY

<u>Governmental</u>	US Offices: DOJ, GSA, DOI, and VA; State Offices: IDOT, IDNR, IL Capital Development Board, and U of I; County Board of Review Offices: Lake, Winnebago, Kendall, Boone, and Ogle; Municipalities: Rockford, Loves Park, Machesney Park, Roscoe, Rockton, DeKalb, and South Beloit; Park Districts/Forest Preserves: Rockford, DeKalb, Lake County, and Winnebago; Municipal Authorities: Four Rivers Sanitation District, Chicago-Rockford Airport, and Chicago Executive Airport
<u>Financial</u>	JPMorgan Chase, Wells Fargo, WINTRUST, HTLF, Northwest Bank, FirstMid Bank, Stillman Bank, and First National Bank & Trust
<u>Law Offices</u>	Hinshaw & Culberson LLP, Robbins Schwarts, AGHL Law, Williams McCarthy LLP, Holmstrom & Kennedy P.C., BSLBV, LLP, Guyer & Eichen, P.C., Hyzer & Hyzer, McGreevy Williams, Oliver, Close, Worden, Winkler & Greenwald, LLC
<u>Corporations</u>	General Mills, Wal-Mart, NICOR, Commonwealth Edison, Stenstrom, Kelly Williamson, Supplycore, Inc., Lou Bachrodt Auto Group, Guardian Pipeline, TransCanada Pipeline, OSF Healthcare, and UW Health

## APPRAISAL INSTITUTE COURSES

110 – Appraisal Principles	210 - Residential Case Study
120 – Appraisal Procedures	410 - Standards of Professional Practice
310 - Basic Income Capitalization	510 - Advanced Income Capitalization
520 – Adv. HBU and Market Analysis	530 - Advanced Cost and Sales Comparison
540 – Advanced Report Writing	550 – Advanced Applications
UASFLA	Market Analysis and Highest and Best Use
Valuation of Conservation Easements	Condemnation Appraising
Quantitative Analysis	Review Theory

## EMPLOYMENT HISTORY

2011 to Present – Real Property Consultants (Chicago, IL)

1999 to 2010 – Appraisal Research, Inc. (Rockford, IL)

## SEMINARS

C-Stores and Retail Fuel Properties	(Appraisal Institute)	06/29/2004
Appraisal of Nursing Facilities	(Appraisal Institute)	09/05/2007
Subdivision Analysis, Views & Perspectives	(Appraisal Institute)	06/11/2008
Small Hotel/Motel Valuation	(Appraisal Institute)	09/15/2009
Hotel Valuation	(Appraisal Institute)	02/27/2010
Fundamentals of Separating Real Property, Personal Property and Intangible Assets	(Appraisal Institute)	12/16/2011
IFRS For the Real Property Appraiser	(Appraisal Institute)	10/22/2012
Marketability Studies (6-Step)	(Appraisal Institute)	06/04/2012
Evaluating Commercial Construction	(Appraisal Institute)	06/25/2013
Insurance Replacement Valuation	(Appraisal Institute)	10/08/2013
Appraising Cell Towers	(Appraisal Institute)	12/05/2013
USPAP	(Appraisal Institute)	01/30/2020
The Appraiser as an Expert Witness	(Appraisal Institute)	04/13/2021
Litigation Appraising	(Appraisal Institute)	04/16/2021
Complex Valuations	(Appraisal Institute)	03/24/2023
Residential and Commercial Solar Valuation	(Appraisal Institute)	07/03/2023
Practical App. of Fundamental Analysis	(Appraisal Institute)	08/30/2023
Marina Valuation	(Appraisal Institute)	09/23/2023

## EDUCATION

Bachelor of Arts, Economics Major with Finance Focus, Rockford College 1999

## APPRAISAL LICENSES

	License Number	Expiration Date
Illinois Certified General Appraiser	553001438	09/30/2025
Wisconsin Certified General Appraiser	1331-10	12/14/2025
Indiana Certified General Appraiser	CG41900035	06/30/2024
Iowa Certified General Appraiser	CG03718	06/30/2025
Minnesota Certified General Appraiser	40782280	08/31/2025

## REAL ESTATE BROKERS LICENSE

	License Number	Expiration Date
Illinois Managing Broker	471010051	04/30/2025