

# Gadd, Tibble & Associates *Roger F. Tibble*

MAI, SRA

## *Position*

President, Gadd, Tibble & Associates, Inc., functioning as a real estate appraiser, counselor and analyst. Gadd, Tibble & Associates, Inc. is organized to perform a comprehensive service in real estate valuation, counseling and appraising; business valuations; and machinery and equipment appraisals.

## *Experience*

Since 1973, Mr. Tibble has actively engaged in real estate analysis, valuation, counseling, appraising and property development.

The scope of Mr. Tibble's experience covers all phases of real estate valuation and analysis as well as specialized areas of development, construction, financing, management and sales. Valuation studies include all types of urban land and acreage; agricultural properties; commercial and industrial developments; single and multi-family housing; offices; and special-purpose properties throughout the United States.

The appraisals he has completed encompass new and proposed projects as well as existing properties. Appraisal reports prepared include highest and best use studies, fractional interest studies, and analytical reports to serve clients in matters of buy and sell decisions, eminent domain, loan underwriting, and tax and investment analyses.

Clients served include many federal, state and local governmental agencies; park and school districts; banks and savings & loan associations; insurance companies; major corporations; courts of law; attorneys; and individuals.

## *Additional Appraisal Experience*

Prior to the formation of Gadd, Tibble & Associates, Inc., Mr. Tibble was:

President and owner of Roger F. Tibble & Associates, Inc. 1988-1992  
Manager, Appraisal Services, Arthur Andersen and Company, Chicago, Illinois. 1985-1987

Executive Director of Valuation Services, Doane Farm Management Company.

Previously active in three independent appraisal firms located within the Chicago metropolitan area functioning as a real estate analyst, consultant and appraiser.

## *Development Experience*

Formerly, Vice President of Real Estate Development for Talman Home Investments, Inc., a wholly owned subsidiary of the former Talman Home Federal Savings and Loan Association of Illinois, acquired by LaSalle Talman Bank FSB and now Bank of America. Responsibilities included real estate acquisition and disposition; feasibility planning; asset and property management; property development and administration of numerous real estate projects including residential, commercial and office developments. Also was responsible for negotiations to purchase, lease and sell properties; and long-range planning as well as day-to-day decision making involving real estate investments.

**Gadd, Tibble & Associates, Inc.**  
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Partner and Operating Officer of the Woodsmyth Company, a development, general construction and property management firm involved in the development of office/industrial projects, new construction, as well as the rehabilitation of existing housing, including single-family, multi-family and condominium conversions; and land development. Responsibilities included all facets of construction and tenant improvements as well as property management and lease negotiations.

## *Professional Memberships*

Member, Appraisal Institute, holding the MAI and SRA Designations and Certified under their Continuing Education Requirements. Past President, Appraisal Institute, Chicago Chapter; Former Member of the Appraisal Institute's General Appraisal Board; Former Member of the Appraisal Institute's National Admissions Board; and Formerly an Approved Course and Seminar Instructor for the Appraisal Institute.

Chicago Association of Realtors.

National Association of Realtors

Illinois Association of Realtors

Northern Illinois Commercial Association of Realtors

## *Education*

BA degree in Economics, Lewis University, 1971.

Mr. Tibble also has extensive, specialized, professional education and training in the valuation field including a comprehensive series of courses sponsored by the former American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers plus attendance at and active participation in a number of individual courses, conferences, seminars and educational meetings on a continuing basis.

## *Real Estate Appraisal State Certification/Licenses*

State of Illinois:	Cert./Lic. No.: IL 153-000363
State of Indiana:	Cert./Lic. No.: CG49300047
State of Iowa:	Cert./Lic. No.: CG01568
State of Michigan:	Cert./Lic. No.: 1201003355
State of Missouri:	Cert./Lic. No.: RA 002552
State of Wisconsin:	Cert./Lic. No.: 358

Meeting the certification requirements for Illinois facilitates obtaining temporary appraisal licenses/certifications in other states.

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*Real Estate Broker's License*

## *Major Assignments*

Illinois, License Number: 075-082083

- NASA - Marshall Space Flight Center, Huntsville, Alabama
- Numerous proposed and existing motels throughout the United States for Tharaldson Development.
- Bridgestone Tire Plant, LaVergne, Tennessee
- Riverplace Marina, Morris, Illinois
- Various GSA Appraisal/Consulting Assignments: Military Housing, Offices, Warehouses, Post Offices, etc.
- Johnson & Johnson, Bolingbrook, Illinois
- Seven Bridges Ice Arena, Woodridge, Illinois
- 13 Illinois branch bank buildings for the former Household International
- Olympian Office Center, Lisle, Illinois
- Larry Bird's Boston Connection Hotel, Terre Haute, Indiana
- Numerous parcels for the Illinois Department of Transportation
- National Louis University, Evanston, Illinois
- Land and Lake Willow Ranch Landfill, Romeoville, Illinois
- Big Basin Marina, Will County, Illinois
- Tower City Centre - A mixed use facility containing a Ritz Carlton hotel, an office complex, an enclosed urban shopping mall and an underground parking garage in downtown Cleveland, Ohio.
- Grissom Air Force Base, Gas & Electrical Distribution Systems, Bunker Hill, Indiana
- Volunteer Army Ammunition Plant, Utility Systems, Chattanooga, Tennessee
- Air Force Plant PJKS, Jefferson County, Colorado
- Chamberlin Manufacturing Corp., Scranton Army Ammunition Plant, Scranton, Pennsylvania
- Volunteer Army Ammunition Acid Chemical Plants, Chattanooga, Tennessee
- 29 Midwest Single-Occupant Retail Stores for Archibald Candy
- Hotel Nikko, Chicago, Illinois
- Social Security Administration (SSA) Building, Chicago, Illinois
- Feltes Sand & Gravel, Kane County, Illinois
- Corn Products, Summit, Illinois
- Valuation of Arlington International Racetrack, Arlington Heights, Illinois
- Ritz-Carlton Hotel, Chicago, Illinois
- Port of Detroit, Detroit, Michigan
- Valuation of U.S. Army Ammunitions Plant, Jeffersonville, Indiana.
- Valuation of American Foods meat packing, food processing and cold storage plants in Wisconsin and South Dakota
- Goose Creek Peaker Power Plant, Piatt County, Illinois
- St. Francis High School, Wheaton, Illinois
- U.S. Army Reserve Center, Fort Snelling, Minnesota
- Federal Office Building, Rhinelander, Wisconsin
- Stover Mill Horse Farm, Paris, Kentucky
- Dresden Nuclear Power Station, Grundy County, Illinois
- Clinton Nuclear Power Station, Clinton, Illinois

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## *Major Assignments*

U.S. Census Bureau Center, Jefferson, Indiana  
Elmer Larson Domillite Limestone Quarry, DeKalb, Illinois  
Hyatt Regency Hotel, Chicago, Illinois  
Fermi Lab Housing Study, Batavia, Illinois

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