
QUALIFICATIONS OF ROBERT H. ROSS, ASA

Present Position

Robert H. Ross, ASA is the Assistant Chief County Assessment Officer in Lake County, Illinois. The Chief County Assessment Office is located at 18 North County Street, 7th Floor, Waukegan, Illinois. Mr. Ross has experience in appraisals of all types of commercial, retail, agricultural, industrial, and residential properties on a regional and national basis with emphasis on the Chicago area and Lake County. Currently, he specializes in the valuation of all property types throughout Lake County for ad valorem tax purposes.

Professional Affiliations

Mr. Ross is an accredited senior appraiser (ASA) of the American Society of Appraisers in real property - urban. Additionally, he is a general associate for the MAI designation of the Appraisal Institute.

Mr. Ross is a state certified General Appraiser in the state of Illinois (#153-000486).

Experience

He has been involved in the valuation of several billions worth of real property. He has also appraised proposed, stabilized, and stressed property situated in most U.S. major tier as well as numerous second- and third-tier markets. Mr. Ross has also appraised properties in Canada, Mexico, and the Caribbean.

Major properties appraised by Mr. Ross have included large agricultural-related facilities, multi-story office buildings, campus offices, hotels, motels, community and regional shopping centers, large garden-type apartment complexes, single- and multi-tenant industrial buildings in excess of 500,000 square feet. He has also appraised special-use properties of many types including hospitals, banks, industrial buildings and congregate care homes. Mr. Ross also has extensive experience in appraising large tracts of vacant land and all types of single-family and multi-family residential.

Property interests he has appraised include fee simple, leased fee, leasehold, and partial interests. The purposes of these appraisals have been for internal asset management and decision-making purposes, financing, condemnation, ad valorem, syndication-due diligence support, sale-leaseback, and property acquisition. In addition to fair market value opinions, he has also provided feasibility, marketability, and highest and best use studies.

Employment

Before becoming the Lake County Assistant Chief County Assessment Officer, Mr. Ross was principal of United Appraisal, a fee appraisal firm that specialized in valuations of commercial and industrial real estate (1992 to 2003). Prior to that he was a Senior Appraiser with Marshall and Stevens Incorporated, a national valuation firm, based in the Des Plaines, Illinois office. During his 11-year career at Marshall and Stevens, which began in 1982, his real estate appraisal experience included the valuation of industrial, office, retail/commercial, multi-family residential, and motel properties located throughout the United States of America, Canada, Mexico and the Caribbean.

Education

Bachelor of Arts, Finance, University of Illinois at Urbana, IL
Appraisal Institute Courses I-A1, I-A2, I-B1, I-B2, Case Studies in Real Estate, Report Writing and Professional Standards and Practices. He has also

taken numerous continuing education courses sponsored by the Appraisal Institute, the American Society of Appraisers, the National Association of Realtors, and the McKissock Appraisal Education Group

Partial List of Clients Served

Bank of America
Bank of Boston
Banco Poplar
Bank of Waukegan
Continental Bank
Deerpath Group
E.F. Hutton
First of America
First Midwest Bank
First Union National Bank
First Nations Bank
General Motors Corporation
Grand National Bank

Harris Bank
Heller Financial
Holiday Inn
Internal Revenue Service
Lake County/Assessments&Administrator's Off.
Merrill Lynch
National City Bank
Resolution Trust Corporation
Shearson/American Express
Toyota Motor Corporation
Transcon Lines
Wells Fargo Bank
Westin Hotels
