

# MIDLAND APPRAISAL ASSOCIATES, INC.

## PROFESSIONAL QUALIFICATIONS

### NATHAN T. GABBERT, SRA, IAO

#### CERTIFICATION

New York State Certified General Real Estate Appraiser; ID #46000039559

#### PROFESSIONAL MEMBERSHIP

- Member, Appraisal Institute (formerly American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers), 1991
- Accredited as a New York State Certified Assessor, 1997
- Awarded the SRA Designation, Society of Real Estate Appraisers, 1989
- Awarded the IAO Designation, New York State Assessors' Association, 1998

#### VALUATION EXPERIENCE

- Commercial Real Estate Appraiser, Midland Appraisal Associates 2018 - Present
- Sole Assessor, Town of Henrietta New York, 1996 – 2018
- Independent Real Estate Consultant, 1984 - Present
- Appraisal Data Services, Inc. Penfield, NY, Vice President 1986 – 1996
- Genesee Appraisal Associates, Rochester, NY, Independent Fee Appraiser, 1984 -1986

#### RELATED EXPERIENCE:

- Certified Instructor, NYS Department of State – Real Estate Qualifying and Continuing Education Courses, 2009 – Present
- Certified Instructor, NYS Department of State - General Appraisal Qualifying and Continuing Education Courses, 2006 – Present
- Board of Trustees, New York State Assessors' Association, 2008 - 2018
- Chair, Bylaws and Ethics Committee, IAO/NYSAA, 2008 – 2018
- Chair, Bylaws Committee, Upstate NY Chapter of the Appraisal Institute, 1994 – Present
- Associate Member, Monroe County Bar Association/Real Estate Section, 2008-Present
- President, Monroe County Assessors' Association, 2002-2003
- Member, New York State Assessors' Association, 1996 – Present
- Member, Appraisal Institute (and predecessor Society of Real Estate Appraisers) Valuation and Litigation Services Shared Interest Group, 1993 - Present
- Member, Western New York Chapter of the International Association of Assessing Officers, 1998 -Present
- President, Upstate NY Chapter of the Appraisal Institute, 2006; Board of Directors, 1993 – Present
- Board of Assessment Review, Town of Henrietta, New York, 1995 - 1996
- Experience Review Panel Member (SRA), Upstate NY Chapter of the Appraisal Institute, 1994
- NYS Licensed Real Estate Salesperson, 1990 – 2020
- Board of Directors, Society of Real Estate Appraisers Rochester Chapter #99, 1990 - 1992
- Chairman, Professional Practice and Ethics Committee, Society of Real Estate Appraisers Rochester Chapter #99, 1990-1991

## **MIDLAND APPRAISAL ASSOCIATES, INC.**

- Fellowship in the NYSAA Institute of Assessing Officers, 2018
- G. Richard Kelley President's Award, Upstate NY Chapter of the Appraisal Institute, 2017
- George G. Hill Educator Emeritus Award, New York State Assessors' Association, 2016
- John F. St. George Award, New York State Assessors' Association, 2011

### **EDUCATION:**

- Rochester Institute of Technology, Rochester, New York, Awarded B.S. Degree in Business Administration, August 1980
- Rochester Institute of Technology, Rochester, New York, Awarded A.A.S. Degree in Business Administration, June 1978

### **SEMINARS/CLASSES TAUGHT AND/OR DEVELOPED:**

- Practical Partial Interest Valuation – Seminar (4 hours)
- Valuation of Cell Towers – Seminar (6 hours)
- Property Value as Affected by Property Taxes – Seminar (7 hours)
- Valuation Principles and Procedures (II) – Class (30 hours)
- Development of Capitalization Rates – Seminar (6 hours)
- Market Adjustments: Art vs. Science – Seminar (3 hours)
- Valuation of Light Manufacturing Facilities – Seminar (6 hours)
- Industrial Development Agencies : Policies and Procedures – Seminar (3 hours)
- Land Valuation – Seminar (6 hours)
- Valuation of Religious Facilities – Seminar (7 hours)
- Newest Generation of Energy Efficient Buildings – Seminar (3 hours)
- Condominium Valuation – Seminar (6 hours)
- Industrial Development Agencies Overview – Seminar (3 hours)
- Valuation of Medical Office Space – Seminar (6 hours)
- Valuation of High-Acreage Residential Properties – Seminar (7 hours)
- Introduction to the Three Approaches to Value (I) – Class (30 hours)

### **UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE MOST CURRENT:**

- USPAP: Course #400 – Rochester, NY – April 2022
- USPAP: Business Practices and Ethics - Rochester, NY – September 2021

## MIDLAND APPRAISAL ASSOCIATES, INC.

### ADDITIONAL SEMINARS/CLASSES ATTENDED:

“Fair Housing – Fair Lending” Seminar – October 2021  
“Marketability Studies: Advanced Considerations and Applications” Seminar – November 2020  
“Marketability Studies: Process & Basic Applications” Seminar – September 2019  
“Solving Land Valuation Puzzles” Seminar – May 2018  
“Discounted Cash Flow: Concepts, Issues, & Applications Seminar - November 2017  
“Real Estate Finance, Value & Investment Performance” Seminar– May 2016  
“Tenant Credit Risk & Commercial Lease Analysis” Seminar – October 2015  
“New Role of the Appraisal in Commercial Banking” Seminar – May 2015  
“Developing a Better Market Analysis” Seminar – July 2014  
“Developing Capitalization Rates” Seminar – October 2011  
“Communications and Public Relations” Seminar – August 2011  
“Distressed and Troubled Real Estate Markets” Seminar – April 2009  
“Forecasting Revenue” Seminar – January 2008  
“Market Timing and Option Value” Seminar - October 2006  
“Convenience Store Appraisal” - July 2006  
“Environmentally Contaminated Properties - Evaluating Stigma” Seminar – October 2005  
“Traffic Considerations” Seminar - March 2005  
“Stormwater Management” Seminar - October 2004  
“Appraisal Problems in Upstate NY: A Practical Approach” Seminar - January 2004  
“Mark to Market - Valuation for Financial Reporting Purposes” Seminar - October 2003  
“Land Valuation Adjustment Procedures” Seminar - October 2003  
“Forest and Woodland Valuation” Seminar - September 2003  
“Expert Testimony” Seminar - October 2002  
“Real Estate Disclosure” Seminar - October 2002  
“Environmental Concerns” Seminar - July 2000  
“Divided Partial Interest Valuation” Seminar - June 2000  
“Regression Analysis in Appraisal Practice” Seminar - January 2000  
“Restaurant Valuation” Seminar - December 1999  
“Appraiser’s Role in Valuation Litigation” Seminar - October 1999  
“Appraisal of Local Retail Properties” Seminar - October 1999  
“Applied Income Property Valuation” (G-3) Course - July 1999  
“Introduction to Mass Appraisal” Course - July 1999  
“Appraisal of Nonconforming Uses” Seminar - June 1999  
"Principles of Income Property Appraisal" (G-2) Course - July 1998  
"Small Hotel/Motel Valuation" Seminar - June 1998  
"Eminent Domain & Condemnation Appraising" Seminar - April 1998  
"Introduction to Income Property Valuation" (G-1) Course - October 1997  
"Affordable Housing Valuation" Seminar - June 1997  
"Appraisal of Nursing Facilities" Seminar - April 1997  
"Assessment Administration" Course - October 1996  
"Estimating Accrued Depreciation" Seminar - June 1996  
"Appraisal of Retail Properties" Seminar - June 1995  
"Understanding Limited Appraisals" Seminar - January 1995  
"Subdivision Analysis" Seminar - June 1994  
"Real Estate Law" Course - April 1990  
SREA Course #102 - March 1985  
SREA Course #101 - December 1984