

Qualifications of Gary K. DeClark, MAI, CRE, FRICS, R/W-AC  
Senior Managing Director  
Valbridge Property Advisors | Chicago Metro

*Independent Valuations for a Variable World*

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State Certifications

Certified General Appraiser  
States of Arizona, Illinois,  
Indiana, Michigan, Missouri  
and Wisconsin

Licensed Broker in Illinois

Membership/Affiliations

Member: Appraisal Institute – MAI Designation  
Member: Counselors of Real Estate – CRE Designation  
Fellow: Royal Institution of Chartered Surveyors – FRICS  
Designation  
Member: International Right of Way Association – R/W-AC  
Designation  
Member: Chicago Estate Planning Council  
Member: American Bankruptcy Institute

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Education

Masters of Arts  
Real Estate and Urban  
Development  
University of Georgia

Bachelor of Science  
Finance  
University of Illinois

Appraisal Institute & Related Courses

Continuing education courses and seminars taken through the Appraisal Institute, Counselors of Real Estate, International Right of Way Association and other real estate organizations.

Experience

Senior Managing Director and Principal  
Valbridge Property Advisors | Chicago Metro (2017-Present)

Senior Vice President  
Valuation and Advisory Division, CBRE, Inc. (2014 - 2017)

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Contact Details

312-429-0131 (direct)  
[gdeclark@valbridge.com](mailto:gdeclark@valbridge.com)

Valbridge Property Advisors |  
Chicago Metro  
566 W. Lake Street, Suite 240  
Chicago, IL 60661

[www.valbridge.com](http://www.valbridge.com)

Managing Director  
Integra Realty Resources – Chicago Metro (1999-2014)

Consulting assignments include unique and unusual property types, special purpose parcels, partial and full takings in eminent domain including temporary and permanent easements, fractional interests, condominium developments, apartments, vacant land, adaptive re-use analysis, lease/sale analysis, highest and best use analysis, economic viability analysis (e.g., apartments, condominium developments, office properties, hotels/motels, service stations and convenience store going concerns, retail, industrial warehouse and manufacturing plants, research and development facilities), contaminated and environmentally sensitive properties, properties with construction defects, and review appraisals.

Value impact study work includes landfills, waste transfer stations, wind farms, quarries, big box retail, houses of worship, cell towers, and high power tension lines.

Mr. DeClark has provided valuation services in a wide variety of complex civil litigation involving real estate such as land use cases,

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condemnation, estate matters, property taxation, contract disputes, partnership and corporate disputes, environmental lawsuits, professional negligence cases, financing, construction defects, and bankruptcy/creditors matters.

He has qualified as an expert witness in Eastern and Western Divisions of Federal District Courts in northern Illinois, northern and southern Indiana, western Wisconsin, and southern New York, County Circuit Courts in Illinois of Cook, Lake, McHenry, Winnebago, Ogle, Dekalb, DuPage, Kane, Grundy, Kendall, Kankakee, Champaign, McLean, Peoria and Tazewell. Indiana counties include Lake and Marion. Wisconsin counties include Kenosha, Racine, Milwaukee, Brown and Dane. Also included is Stafford County, Virginia. Other venues include the U.S. Tax Court and various real estate Tax Tribunals or Appeals Boards in Illinois, Indiana, and Wisconsin. He is an experienced forensic appraiser having provided testimony in many trials/hearings over 39 years of practice.

Mr. DeClark has been a guest lecturer at DePaul University's Graduate School of Business and has taught undergraduate courses in real estate appraisal at Northwestern University. He has also taught appraisal theory for the Society of Real Estate Appraisers prior to its merger with the Appraisal Institute. Lastly, he authored many articles and columns in various aspects of real estate analysis over his career.