

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

540 County Line Rd  
Bensenville, IL 60106  
See title commitment

### FOR

Village of Bensenville

### AS OF

September 24, 2024

### BY

William Falkanger

847-550-1700  
info@a-appraisals.net

# LAND APPRAISAL REPORT

File No.: PRV24-61

SUBJECT	Property Address: 540 County Line Rd		City: Bensenville		State: IL		Zip Code: 60106																																																												
	County: DuPage		Legal Description: See title commitment																																																																
	Assessor's Parcel #: 13-24-209-013			Tax Year: 2022		R.E. Taxes: \$ Exempt		Special Assessments: \$																																																											
	Market Area Name: Central Bensenville			Map Reference: 16984		Census Tract: 8407.03																																																													
	Current Owner of Record: Village of Bensenville			Borrower (if applicable):																																																															
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)			HOA: \$		<input type="checkbox"/> per year		<input type="checkbox"/> per month																																																											
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			If Yes, indicate current occupancy:		<input type="checkbox"/> Owner		<input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																											
	If Yes, give a brief description:																																																																		
	<p>The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)</p> <p>This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective</p> <p>Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)</p> <p>Intended Use: To estimate market value for making internal business decisions.</p>																																																																		
	Intended User(s) (by name or type): Kurtis Poszgay, AICP, Director, Community and Economic Development, Bensenville																																																																		
ASSIGNMENT	Client: Village of Bensenville			Address: 12 S. Center St., Bensenville, IL 60106																																																															
	Appraiser: William Falkanger			Address: 444 West Northwest Highway, Barrington, IL 60010																																																															
	<table border="1"> <thead> <tr> <th colspan="3">Characteristics</th> <th rowspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <th>Location:</th> <th><input type="checkbox"/> Urban</th> <th><input checked="" type="checkbox"/> Suburban</th> <th><input type="checkbox"/> Rural</th> <th>PRICE (\$000)</th> <th>AGE (yrs)</th> <th>One-Unit</th> <th>%</th> <th><input checked="" type="checkbox"/> Not Likely</th> </tr> </thead> <tbody> <tr> <td>Built up:</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td></td> <td></td> <td>2-4 Unit</td> <td>%</td> <td><input type="checkbox"/> Likely *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td></td> <td></td> <td>Multi-Unit</td> <td>%</td> <td><input type="checkbox"/> In Process *</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td></td> <td></td> <td>High</td> <td>25 %</td> <td>* To: _____</td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td>Pred</td> <td>60 %</td> <td></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input checked="" type="checkbox"/> 3-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td>Other</td> <td>15 %</td> <td></td> </tr> </tbody> </table>			Characteristics			Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE (\$000)	AGE (yrs)	One-Unit	%	<input checked="" type="checkbox"/> Not Likely	Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%			2-4 Unit	%	<input type="checkbox"/> Likely *	Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow			Multi-Unit	%	<input type="checkbox"/> In Process *	Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining			High	25 %	* To: _____	Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply			Pred	60 %		Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.			Other	15 %	
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Factors Affecting Marketability																																																																			
Item		Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A																																																							
Employment Stability		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Convenience to Employment		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Convenience to Shopping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Convenience to Schools		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Adequacy of Public Transportation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Recreational Facilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Market Area Comments: The subject sets in a southeast section of County Line Road which runs along the border of DuPage and Cook County. The subject is on the west side of the road which is DuPage County. Across the street on the east side of County Line Road is Franklin Park in Cook County. The location is to the near south area of Irving Park Road and O'Hare International Airport. The area along Green Street and Franklin Ave to the north along with County Line Road are primarily Industrial uses. Bensenville is located near O'Hare International Airport in DuPage, Illinois. As of 2020, the population was 18,813. Bensenville has a commuter rail station which provides service between Chicago and Elgin.																																																																			

# LAND APPRAISAL REPORT

File No.: PRV24-61

Site Area: 42,600 sf

Dimensions: 120 x 355

Zoning Classification: I-1

Description: Light Industrial District

Do present improvements comply with existing zoning requirements?  Yes  No  No Improvements

Uses allowed under current zoning: A variety of light industrial uses are permitted under the current zoning.

Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved:  Present use, or  Other use (explain) (Not improved)

Actual Use as of Effective Date: Vacant industrial Use as appraised in this report: Vacant industrial

Summary of Highest & Best Use: It is our opinion, that the highest and best use for the vacant site should be for eventual industrial development.

The site is mostly level and rectangular. The current market conditions best support holding the site for future development.

## SITE DESCRIPTION

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	120'
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Width	Estimate 60'			Size	Average for area
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Surface	Asphalt			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Industrial
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)

FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 17043C0083J FEMA Map Date 8/1/2019

Site Comments: The site sets on the west side of County Line Road and is approximately the 3rd site south of Jefferson Street. This area is part of the Elgin O'Hare Western Access Project which sets to the immediate east and north.

## SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	540 County Line Rd Bensenville, IL 60106	740 County Line Rd Bensenville, IL 60106		19 W Industrial Rd Addison, IL 60101		2504 Mannheim Rd Franklin Park, IL 60131	
Proximity to Subject		0.31 miles S		4.06 miles SW		2.38 miles SE	
Sale Price	\$		\$ 380,000		\$ 600,000		\$ 1,025,000
Price/	\$	\$ 8.72		\$ 8.83		\$ 11.77	
Data Source(s)	Inspection	Costar		Costar		Costar	
Verification Source(s)	Tax Records	Tax Records		Tax Records		Tax Records	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing							
Concessions							
Date of Sale/Time		10/26/2023		3/20/2023		12/22/2022	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average/Interior	Average/Corner		Average/Interior		Superior exposure	-4
Site Area	42,600	43,560		67,954		87,120	
PIN#	13-24-209-013	03-24-406-067		03-33-109-008		12-29-418-010,-011	
						-021, -022	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -348,480
Net Adjustment (Total, in \$ / )							(\$ -4 / )
Adjusted Sale Price (in \$ / )		\$ 8.72		\$ 8.83		\$ 7.77	

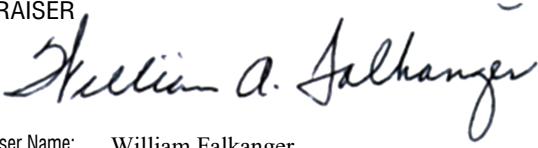
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3/2007

# LAND APPRAISAL REPORT

File No.: PRV24-61

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach	The comparables are all sales of industrial sites in the competing market area.	
	Comparable 1 is a similar size industrial lot which also sits on County Line Road south of the subject. This is a corner parcel.		
	Comparable 2 is a moderately larger industrial site zoned M-2 in Addison. This is a level site which sits just west of Addison Road. 200' on Industrial Road. 147 days on the market.		
TRANSFER HISTORY	Comparable 3 is an industrial site sale which is part of a redevelopment project. This is a higher exposure location. The site has frontage on three streets.		
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Data Source(s): MRED/Tax Records/Assessor		
PUD	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <input type="checkbox"/> No recent sales or listing history of the subject for the prior 3- year period.	
	Date:		
	Price:		
RECONCILIATION	Source(s):		
	2nd Prior Subject Sale/Transfer		
	Date:		
ATTACH.	Price:		
	Source(s):		
	PROJECT INFORMATION FOR PUDs (if applicable)		<input type="checkbox"/> The Subject is part of a Planned Unit Development.
Legal Name of Project:			
Describe common elements and recreational facilities:			
Indicated Value by: Sales Comparison Approach \$			
Final Reconciliation The comparables range from \$8.72 to \$9.62 psf and favor Comp. 1 first. All sales are vacant industrial sites. Given the range, \$9.00 psf is applied. Therefore: \$9.00 psf x 42,600 = \$383,400 rounded to \$385,000.			
This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:			
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 385,000 as of: September 24, 2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Hypothetical Conditions			
SIGNATURES	Client Contact:	Client Name: Village of Bensenville	
	E-Mail:	Address: 12 S. Center St., Bensenville, IL 60106	
	APPRaiser 		
Appraiser Name: William Falkanger Company: Phone: 847-550-1700 Fax: E-Mail: info@a-appraisals.net Date of Report (Signature): 09/27/2024 License or Certification #: 553.000285 State: IL Designation: ASA, IFAS Expiration Date of License or Certification: 09/30/2025 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: September 24, 2024		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect Date of Inspection: _____	

## ADDITIONAL COMPARABLE SALES

File No.: PRV24-61

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	540 County Line Rd Bensenville, IL 60106	1461 Busse Rd Elk Grove Village, IL 60007					
Proximity to Subject		4.56 miles NW					
Sale Price	\$		\$ 350,000		\$		\$
Price/	\$	\$ 13.62		\$		\$	
Data Source(s)	Inspection	Costar					
Verification Source(s)	Tax Records	Tax Records					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions							
Date of Sale/Time		8/17/2023					
Rights Appraised	Fee Simple	Fee Simple					
Location	Average/Interior	Traffic exposure	-4				
Site Area	42,600	25,700					
PIN#	13-24-209-013	08-35-100-013					
Net Adjustment (Total, in \$)		<input type="checkbox"/>	+ <input checked="" type="checkbox"/> -	\$ -102,800	<input type="checkbox"/>	+ <input type="checkbox"/> -	\$
Net Adjustment (Total, in \$ /)				(\$ -4 /)			
Adjusted Sale Price (in \$ /)				\$ 9.62			\$ 6.62

SALES COMPARISON APPROACH

Comparable 4 is a sale of an industrial site which sets in Elk Grove Village to the north of the subject. This space sets on Busse Road which carries heavier traffic and considered superior exposure location.

## Subject Photo Page

Borrower					
Property Address	540 County Line Rd				
City	Bensenville	County	Dupage	State	IL
Lender/Client	Village of Bensenville			Zip Code	60106



### Subject Front

540 County Line Rd  
Sales Price  
G.L.A.  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location Average/Interior  
View  
Site 42,600  
Quality  
Age



### Street View to the

South



### Subject Street View

to North

## Comparable Photo Page

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					



### Comparable 1

740 County Line Rd  
 Proximity 0.31 miles S  
 Sale Price 380,000  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms  
 Location Average/Corner  
 View  
 Site 43,560  
 Quality  
 Age



### Comparable 2

19 W Industrial Rd  
 Proximity 4.06 miles SW  
 Sale Price 600,000  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms  
 Location Average/Interior  
 View  
 Site 67,954  
 Quality  
 Age



### Comparable 3

2504 Mannheim Rd  
 Proximity 2.38 miles SE  
 Sale Price 1,025,000  
 GLA  
 Total Rooms  
 Total Bedrms  
 Total Bathrms  
 Location Superior exposure  
 View  
 Site 87,120  
 Quality  
 Age

## Comparable Photo Page

Borrower					
Property Address	540 County Line Rd				
City	Bensenville	County	Dupage	State	IL
Lender/Client	Village of Bensenville			Zip Code	60106



### Comparable 4

1461 Busse Rd  
Proximity 4.56 miles NW  
Sale Price 350,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location Traffic exposure  
View  
Site 25,700  
Quality  
Age

### Comparable 5

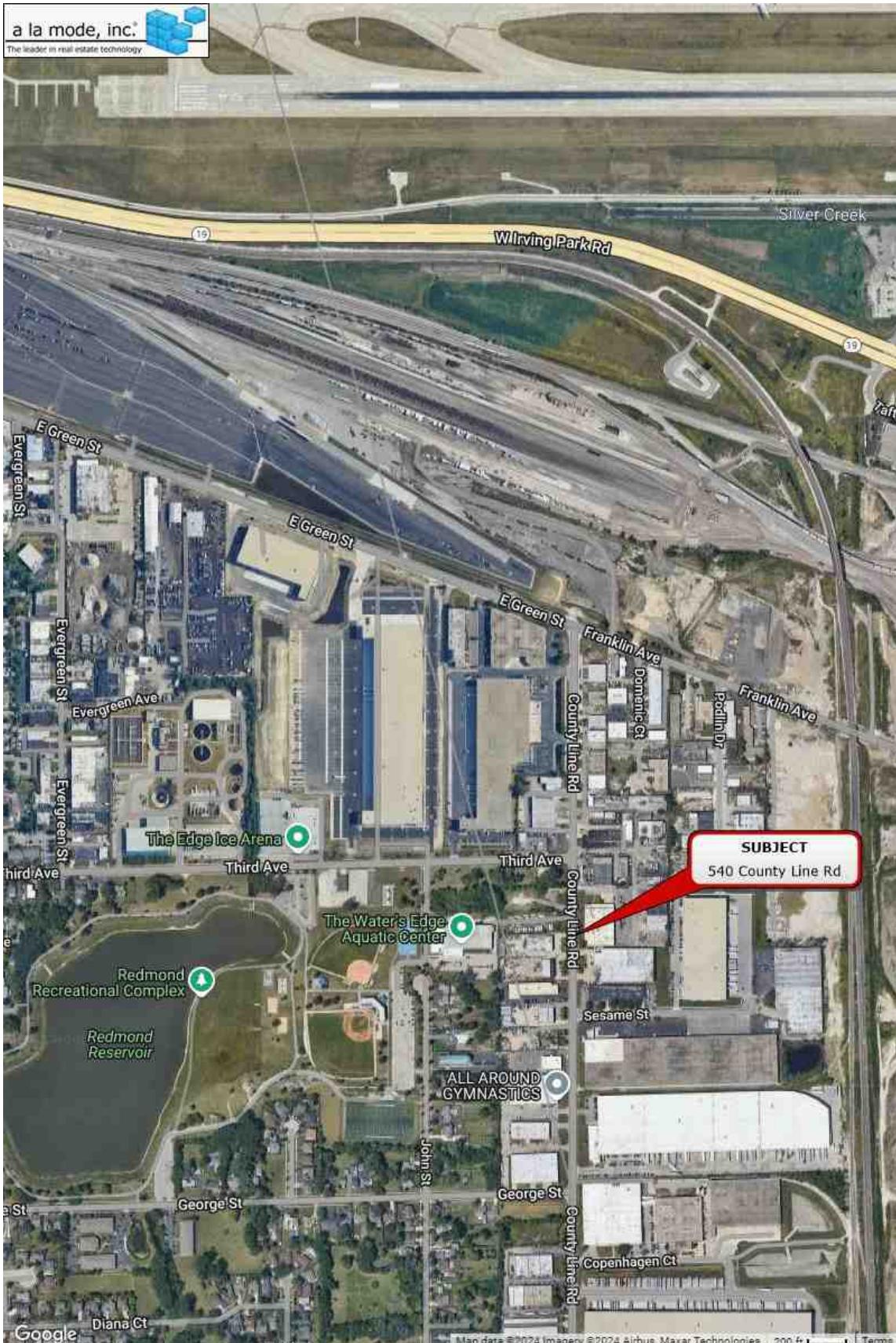
Proximity  
Sale Price  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Proximity  
Sale Price  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location  
View  
Site  
Quality  
Age

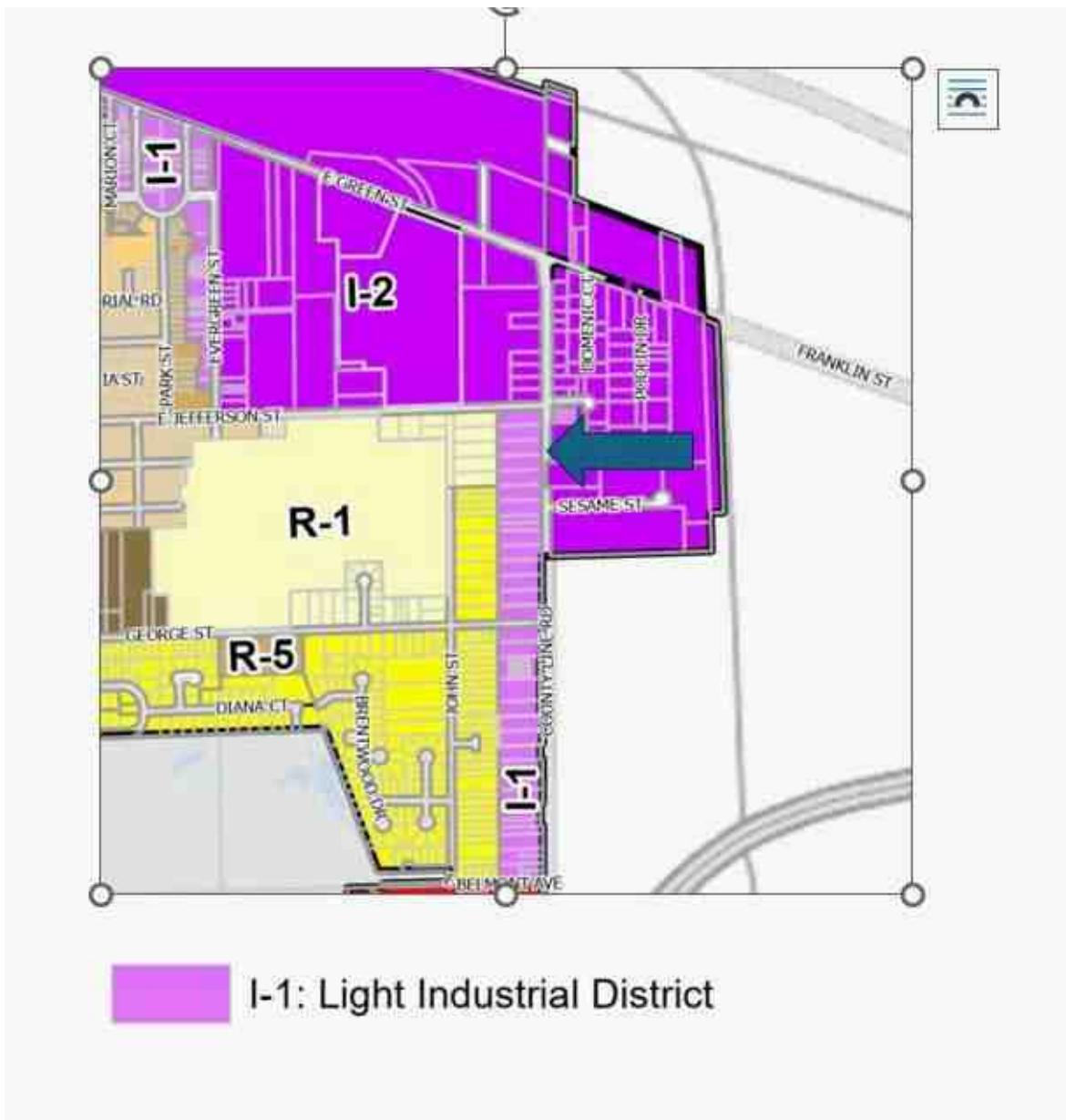
## Location Map

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					



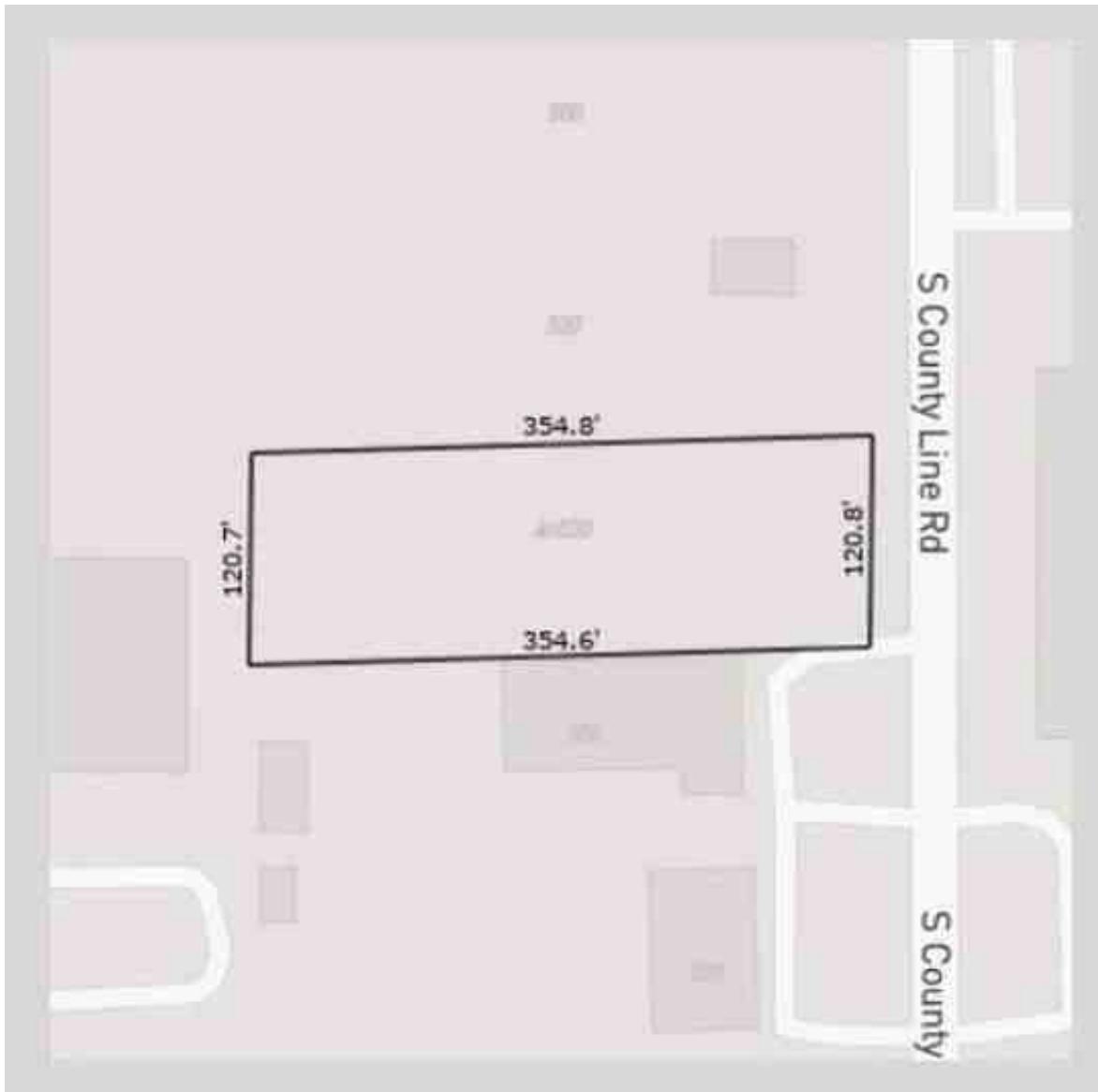
## Zoning Map

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					



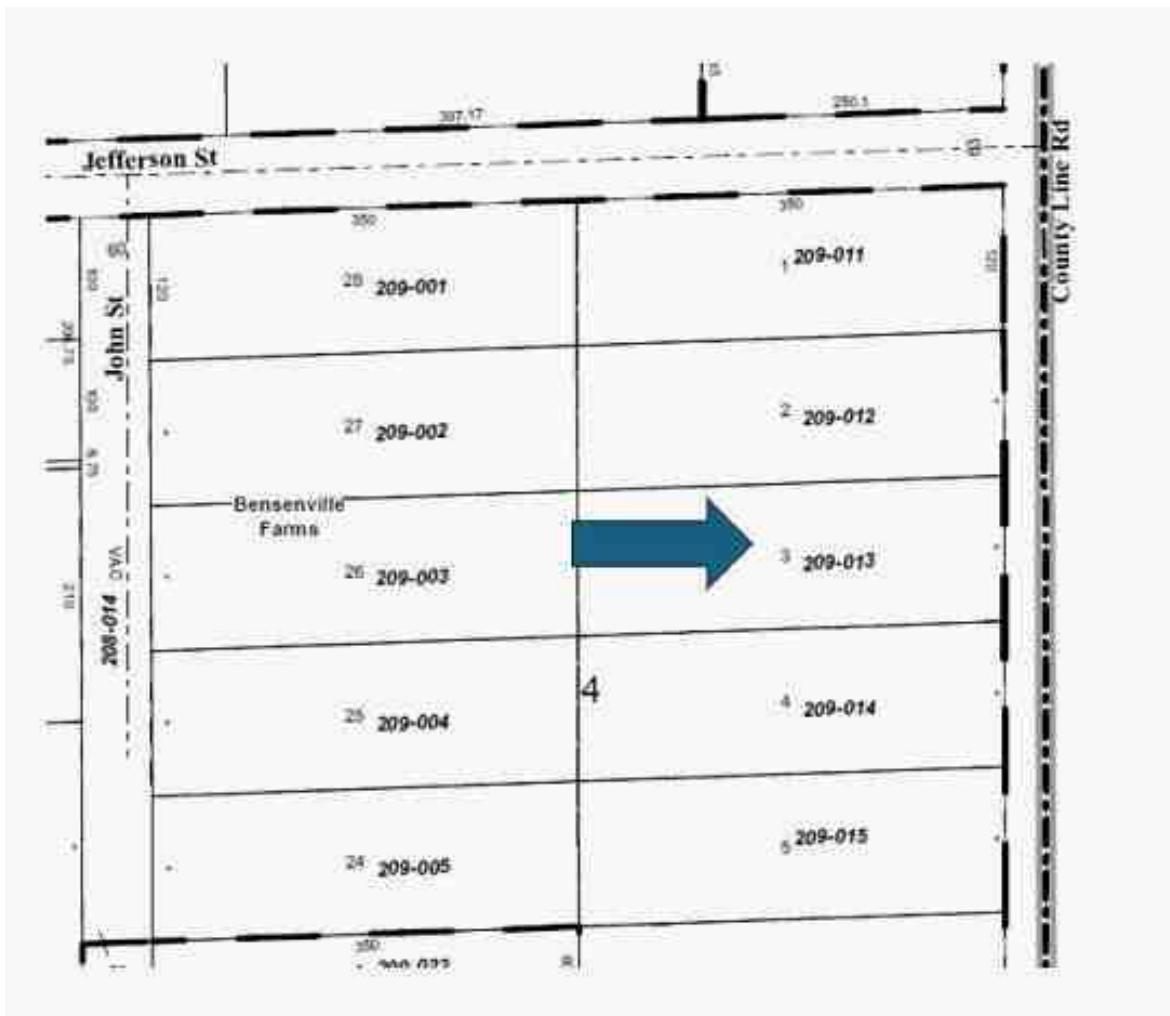
## Site Map

Borrower					
Property Address	540 County Line Rd				
City	Bensenville	County	Dupage	State	IL
Lender/Client	Village of Bensenville			Zip Code	60106



## Deed Plot Map

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code
Lender/Client	Village of Bensenville					60106



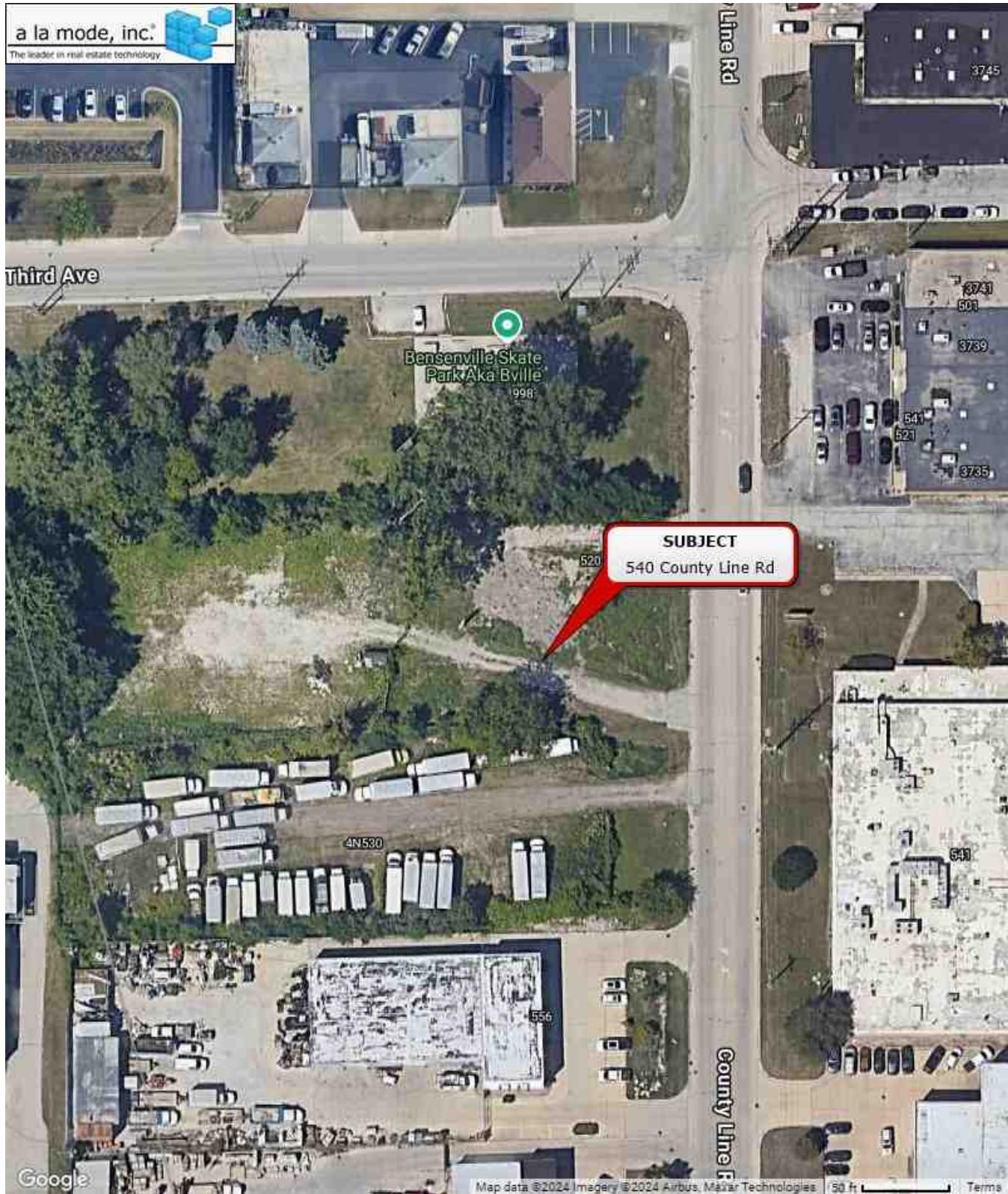
## Aerial Map

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					



## Location Map

Borrower			
Property Address	540 County Line Rd	County	Dupage
City	Bensenville	State	IL
Lender/Client	Village of Bensenville	Zip Code	60106



**Supplemental Addendum**

File No. PRV24-61

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code 60106
Lender/Client	Village of Bensenville					

**A-APPRAISALS**  
**444 West Northwest Highway, Barrington, IL 60010**  
**(847) 550-1700**  
**E-mail: [info@a-appraisals.net](mailto:info@a-appraisals.net)**

**QUALIFICATIONS FOR APPRAISER WILLIAM A. FALKANGER****APPRAISAL EDUCATION**

Society of Real Estate Appraisers (now the Appraisal Institute)

Course 101 – Introduction to Real Estate Appraising – 1978  
 Course 201 – Principles of Income Property Appraising – 1980  
 R2 (Cse 102) – Seminar and Exam, Narrative Report Writing – 1979  
 Course 202 – Applied Income Property Valuation – 1983  
 Ethics and Professional Practice SREA – 1989

National Association of Independent Fee Appraisers

Marshall and Swift Cost Seminar – 1980  
 Introduction to Income Property – 1991  
 Uniform Standards of Professional Practice – 1991 thru 9/30/2025

ERC – Relocation Appraisal Training Program – 12/2010

USPAP – Uniform Standards of Professional Appraisal Practice – thru 9/30/2025  
 United States Department of Housing and Urban Development Federal Housing Administration.  
 Examination passed 1/4/2000. (FHA Approved)  
 Supervisor/Trainee Seminar 12/2014  
 VA Approved Appraiser

**MEMBERSHIPS AND DESIGNATIONS**

2006 through 2018	Board of Directors Chicago Chapter – NAIFA
2019 through 2022	Board of Directors ASA Real Property Chicago
1993-94, 1994-95	NAIFA President – DuPage Chapter
I.F.A.S. # 14423	Senior Designation – National Association of Independent Fee Appraisers
ASA	Accredited Senior Appraiser - American Society of Appraisers

Certified General Real Estate Appraiser – State of Illinois  
 License # 553.000285 (Expiration 9/30/2025)

Illinois Coalition of Appraisal Professionals – Member

ERC – Employee Relocation Council – Member

**MISCELLANEOUS**

Owner and President of A-Appraisals.

Member of the Palatine Rotary Club 1998 - 2010. Paul Harris Fellowship Award.

B.S. School of Education 1977 – Southern Illinois University, Carbondale, Illinois

Expert Appraisal Witness – Testified in:

Cook County Circuit Court  
 Lake County Court  
 Lake County – Board of Review  
 McHenry County – Board of Review  
 Kane County – Board of Review  
 Property Tax Appeal Board – State of Illinois (PTAB)

**Supplemental Addendum**

File No. PRV24-61

Borrower					
Property Address	540 County Line Rd				
City	Bensenville	County	Dupage	State	IL
Lender/Client	Village of Bensenville			Zip Code	60106

**EXPERIENCE**

Appraised and analyzed a variety of real estate throughout the Chicago Metropolitan area including Cook, DuPage, Lake, Will, McHenry, and Kane Counties for purposes of estimating market value, replacement cost value, and partial interest valuation. Work experience dates from 1977 to present.

Typical property valuations include:

Apartment buildings and complexes

Automatic car washes

Condominium and townhouse complexes

Fast food restaurants

Industrial buildings

Multi-tenant industrial buildings

Office buildings

Single family residential

Store and apartment (mixed use) buildings

Strip centers

Vacant land

**Supplemental Addendum**

File No. PRV24-61

Borrower						
Property Address	540 County Line Rd					
City	Bensenville	County	Dupage	State	IL	Zip Code
Lender/Client	Village of Bensenville					60106

**PARTIAL LIST OF CLIENTS**

Cornerstone National Bank and Trust

Harris Bank

American Community Bank and Trust

Millennium Bank, Des Plaines

Barrington Bank and Trust, Barrington, IL

Home State Bank

American Heartland Bank and Trust

North Shore Bank

Prairie Community Bank

CenTrust Bank, N.A.- Northbrook

Associated Bank

Ridgestone Bank

US Bank

Harvard State Bank

Village of Palatine

Village of Hoffman Estates

Village of Lake Zurich

Village of Bensenville

Various Relocation Companies (ERC Member)