

## QUALIFICATIONS

**Douglas F. Bovard, Certified General Appraiser (PA), Certified Assessment Evaluator, MBA - Finance**



*Mr. Bovard has a wide range of experience with all types of property and business valuation issues, particularly those relating to property assessment and taxation. Through his years of experience reviewing and valuing corporate assets, he has developed a business valuation approach when valuing property, including intangible assets, machinery and equipment, furniture and fixtures, computer equipment and real estate. Clients benefit from the combination of his valuation skills and his knowledge of regulations governing both property taxes and sales and use taxes. He is president and owner of The Property Company, Inc.*

## PROFESSIONAL EXPERIENCE

In 1999 Mr. Bovard established his appraisal and consulting firm, The Property Company, Inc. ("TPC") specializing in commercial and industrial appraisals. He has over thirty years of commercial and industrial appraisal experience particularly as it relates to property taxation. Mr. Bovard is an experienced business manager, as well as an owner, of commercial investment property. In addition to real estate appraisal, he has performed numerous mass appraisals of personal property for tax purposes.

In 1992, he joined the firm of KPMG, LLP where he successfully expanded the firm's property tax practice while serving as the practice leader for property tax managers in Pennsylvania, Ohio, West Virginia, Michigan, New York, and Kentucky.

From 1980 to 1992 he worked for The J.C. Penney Company in various positions, including manager of sales and use tax, manager of real and personal property tax, and served as an in-house appraiser.

In all his varied appraisal positions he effectively administered the consulting activities for a variety of property uses and in a variety of industries including the following:

- Mining
- Chemical

- Banking
- Manufacturing
- Service
- Retail/Recreation

A representative sampling of appraisals and related consulting assignments follows:

## **INDUSTRIALS**

- Atlas Roofing Corporation
- Cerdec Corporation
- Dawson Consumer Products
- Elliott Turbomachinery Company
- Fletcher Paper Company
- Freeport Brick Company
- Globe Metallurgical, Inc.
- International Converter, Inc.
- J .E. Morgan Knitting Mills, Inc.
- Leybold Vacuum Products, Inc.
- Lincoln Supply and Equipment Company
- Peritek, Inc.
- Rockland Manufacturing Company
- Rockwell International Corporation
- Somerset Consolidated Industries
- Somerset Welding and Steel
- Westinghouse Electric Corporation
- Woodings-Verona Tool Works, Inc.
- Asgrow Florida Company (multiple locations)
- J.C. Penney Company Distribution Center
- Penthouse Meats
- Sysco Corporation

## **RETAIL**

- Bi-Lo Plaza
- Fayette Plaza
- Green Garden Plaza
- Kanawha Mall
- J.C. Penney Store No. 1531-3
- J.C. Penney Store No. 168-5

- J.C. Penney Store No. 273-3
- Sharon City Center
- Southwest National Bank of Pennsylvania
- Thrift Drug (multiple locations)
- Cedar Shopping Centers Towne Fair Center
- Cedar Shopping Centers Huntington SC
- Southpark Center Mall
- HT Commons
- Glimcher Group — Raceway Plaza SC
- Cresona Mall
- Deer Run GC (currently Pittsburgh National GC)
- Rose Ridge GC
- Shamrock GC
- 7 Springs GC
- Riverview GC

#### **OFFICE BUILDINGS**

- Gateway Building V (USW Building), CBD
- The Granite Building, CBD
- Three Acts Building
- Washington Federal Savings Bank
- Twin Towers - Carnegie, PA
- MINING, MINERAL RIGHTS, LAND & LANDFILLS
- Chambers Development
- Trent Coal, Inc.
- Hanson Aggregates, various WV
- St Lawrence Cement, PA
- Century Limestone, WV
- Central Utility Coal Co., Illinois
- Buffalo Valley LTD, PA
- Dickinson Fuel CO., WV
- M-B LLC, various, WV
- Rogers Group, Indiana
- Rogers Group, Ark.
- Elam Family, TN
- Allegheny County PA numerous land appr.

## PERSONAL PROPERTY VALUATION

- Atlas Roofing Company
- Charles M. Sledd Company
- Fletcher Paper Mill
- Fuchs Lubricants — Century Lube
- Homer Laughlin China Company
- J.E. Morgan Knitting Mills (5 plants)
- Linde Hydraulics
- Rubberlite, Inc.
- Seven Springs Resort
- Westinghouse, Naval Weapons Plant
- Mardi Gras Resort and Casino
- Wheeling Island Hotel, Casino and Track

## PROPERTY CONSULTING ASSIGNMENTS

- Amcast Industrial, Stanley Flagg plant
- Atlas Roofing Corporation
- Bashlin Industries, Inc.
- Butterick Company, Inc.
- Calgon Corporation
- Cinderella Knitting Mills
- ClubCorp - northeast regional consultant
- Cranberry Manufacturing, Inc.
- Dawson Consumer Products
- Don M. Casto Organization (REIT)
- Eagle Picher
- First Union, Mountaineer Mall
- Forest City Enterprises
- (Station Square properties, Sheraton Hotel)
- General Tire, Inc.
- Huntington National Bank
- J & L Specialty Products, Inc.
- JCPenney Company
- K-Mart Stores
- Kroger Stores
- Lakeview Resort
- Liberty Mutual Insurance Company
- LMS/PMA Group — Lancaster, PA

- Morgan Knitting Mills
- Nationwide Mutual Insurance Company
- New Plan Realty
- Novacor Chemical
- Quebecor Printing
- Somerset Consolidated Industries
- Somerset County IDA (PBS Coals)
- Somerset Foundry and Machine Company
- Southwest Pennsylvania Bank
- Sysco Corporation
- The Budd Company (Windstar plant)
- The Glimcher Group (PA market)
- The Penn Traffic Co.
- Thrift Drug, Inc.
- Tulip Corporation, Niagara Falls
- United Artist Theatre
- United Artists, Inc.
- William Prentice Interiors
- Zamias Services, Inc.
- (Pittsburgh Mills, Miracle Mile SC, Great Southern SC)
- Petroplus and Associates (Mylan)
- Mardi Gras Resort and Casino
- Wheeling Island Hotel, Casino and Track
- Southridge Shopping Complex (corridor G Chas, WV)

Appraisals are conducted in accordance with the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board.

## **EDUCATION**

Mr. Bovard has an undergraduate degree from Grove City College. His majors include accounting, finance, and communications with advanced courses in federal income taxation. He holds a Masters of Business Administration in Finance from Youngstown State University.

Continuing education includes the following short courses and seminars:

- International Association of Assessing Officers (“IAAO”) —Appraisal Report Writing
- IAAO Course 302—Mass Appraisal of Income Producing Property

- IAAO Course 302—Case Study Exam
- IAAO—Narrative Demonstration Appraisal Report
- IAAO Course 202—Advanced Income Approach to Value
- Assessor Association of PA—Income Approach to Value Review
- Assessor Association of PA—Valuation of Light Industrials
- McKissock Data Systems—Uniform Standards of Professional Appraisal Practice
- Appraisal Institute—Economic Indicators and Real Estate (ED-38-M)
- Appraisal Institute—Appraising One-to-Four Family Inc. Prep. (ED-96-6)
- IAAO—Mine and Quarry Valuation Workshop
- AAP—Valuation of Nursing Homes (B. Camins, MAI)
- IAAO—Valuation of Machinery and Equipment
- Appraisal Institute—USPAP (ED-39-B)

### **PROFESSIONAL ACHIEVEMENTS DESIGNATIONS & AFFILIATIONS**

- Master of Business Administration - Youngstown State University — 1980
- Certified General Appraiser—Pennsylvania - 1990
- Certified Assessment Evaluator ("CAE") - IAAO - 1993
- Institute for Professionals in Taxation (formerly Institute of Property Taxation)
- International Association of Assessing Officers (IAAO)
- Tri—state regional chapter of IAAO—Past President
- Assessor Association of Pennsylvania
- Former member of Ohio Assessors Association, Iowa Assessors Association,
- Michigan Assessors Association and the Northeastern Regional Assessors Association.

### **PERSONAL**

Married to Patricia G. Bovard. Son Jonathan and Daughter Gabrielle

Bethany Presbyterian Church

- Sunday School Teacher
- Deacon
- Ruling Elder
- Choir
- West Virginia Missionary
- Family Promise (homeless assistance)
- Helping Hands Ministry

Greater Pittsburgh Area Food Bank — Abundant Harvest Award

Chartiers Valley Youth Football Head Coach (1999-2006)

Life Member Trout Unlimited

National Rifle Association

Imperial Beagle Club

Collier Sportsmen's Association

The Heritage Foundation

Wounded Warrior Project