

# BRUCE J GARDINER

Currently a Certified Assessor II in numerous cities, villages, and rural municipalities in Columbia, Dane, Dodge, Grant, Green, Iowa, Lafayette, Jackson, Jefferson, Monroe, Richland, and Sauk Counties.

## Highlights of Qualifications

- Remarkable experience in property appraisals
- Profound knowledge of property mapping and surveying processes
- Sound knowledge of real estate laws
- Familiarity with report writing procedures and property tax automation standards
- Skilled in performing mathematical and statistical calculations for valuation purposes
- Immense ability to make complex claim decisions
- Ability to prepare persuasive arguments, public speaking and presentations
- Outstanding ability to interpret deed descriptions
- Amazing ability to identify and resolve appraisal related problems

## Professional Experience

<b>Fall 2023</b>	Owner - Bruce Gardiner Appraisal Service, LLC, Platteville, WI
<b>2005-Present</b>	Assessor II - Gardiner Appraisal Service, LLC, Mineral Point, WI
<b>1995-2005</b>	Assessor II - Gardiner Appraisal Service, McFarland, WI

## Present Responsibilities

- Conducted training for subordinate appraisers.
- Determined property value based on current market conditions.
- Considered obsolescence or depreciation factors when determining property market value.
- Maintained reports of appraisals.
- Responded to customer queries regarding assessment values.
- Explained appraisal processes and conclusions to clients.
- Prepared property descriptions by visual inspections and measurements.
- Performed property valuations for tax assessment purposes.
- Observed building materials, quality and construction types.
- Analyzed sales, rental and other real estate market data of property.
- Examined zoning regulations and land use restrictions.
- Developed reports for the Department of Revenue.
- Examined size, topography, and shape for the market valuation of land.
- Analyzed expense and cost data and determined replacement cost.
- Prepared and presented Board of Review cases.

## Professional Education

University of Wisconsin - Platteville	Bachelor of Science Degree in Business Administration with an emphasis in Human Resource Management
	Bachelor of Science Degree in Political Science
Southwest Wisconsin Technical College	Associate Degree in Marketing
State of Wisconsin - Department of Revenue	Certification - Assessor II
League of Municipalities	Numerous Seminars and Workshops
Wisconsin Towns Association	Numerous Seminars and Workshops

## Professional Affiliation

WAAO Member