

## Education

### **Master of Science in Real Estate Appraisal & Investment Analysis**

*University of Wisconsin - Madison*

### **Bachelor of Science in Zoology**

*University of Wisconsin - Milwaukee*



## Experience

Tim Runde, MAI, LEED AP, is the President of Runde & Partners, a full-service real estate appraisal and consulting company headquartered in San Francisco, California. Prior to forming Runde & Partners, Tim was a Partner with Carneghi and Partners. Tim has over 30 years of commercial real estate appraisal experience encompassing a wide range of property types, including commercial office, industrial, retail and multi-family assignments. In addition, he has developed expertise in advanced practice areas including sports and entertainment venue valuation, condemnation, intangibles, leaseholds, and sustainable, green and high-performance buildings. He regularly provides expert testimony and litigation support and has served as an expert witness in a variety of settings including California Superior Court, U.S. Bankruptcy Court, arbitration, mediation and ad valorem tax appeal proceedings. Tim received a Master of Science in Real Estate Appraisal and an Investment Analysis degree from the University of Wisconsin under the direction of Dr. James Graaskamp. While studying there, he was awarded a Hollander Fellowship with the Wisconsin Housing and Economic Development Authority and worked as a project manager with a national real estate developer.

## Professional Affiliations & Certifications

- MAI Designation: Appraisal Institute
- State of California Certified General Real Estate Appraiser No. AG011358
- LEED AP BD+C, United States Green Building Council (USGBC)
- Appraisal Institute Professional Development Programs
  - *Valuation of the Components of a Business Enterprise*
  - *Valuation of Sustainable Buildings*
  - *Litigation*

## Publications

- *The Valuation of Green Commercial Real Estate* (textbook), The Appraisal Institute, Chicago; 2017
- *The Appraisal Journal*, Summer 2017, *The Role of Incentives in Green Building Valuation*
- *Real Property Insights*, Volume 22, No. 2, 2015, *Linking Sustainable Improvements to Retail Real Estate Value*
- *The Appraisal Journal*, Spring 2015, *Net Zero Energy Buildings: An Introduction for Valuation Professionals*
- *The Journal of Sustainable Real Estate (JOSRE)*, Volume 2, No. 1, 2010, *Integrating Sustainability and Green Building into the Appraisal Process*

## Teaching & Speaking

### Teaching

- Appraisal Institute Instructor
- Appraisal Institute Course Developer
- Appraisal Institute Course Reviewer

### Speaking

*Appraisal Institute National Conference: 2019, 2018, 2016, 2015, 2014, 2012*

*Appraisal Institute NorCal Chapter Fall Conference: 2019 through 2010*

#### *Greenbuild International Conference*

- 2015: Washington DC, An Insider's Guide to Optimizing the Value of NZE Properties
- 2012: San Francisco, Valuing LEED Buildings: Making the Most of What Matters

*International Right of Way Association (IRWA) Spring Conference, San Jose, 2016*

- Eminent Domain Issues for High-Performance Properties

*International Living Future Institute (ILFI), Seattle, 2015*

- Real Estate Finance and Appraisal

*Appraisal Institute Webinars, 2015*

- Benchmarking Building Performance
- Valuing Net Zero Energy Buildings

*Institute for Professionals in Taxation (IPT), Nashville, 2012*

- Case Studies in Highest and Best Use Analysis of Health Care Properties
- Fundamentals of Highest and Best Use, Economic Life and Depreciation for Health Care Properties

*Buildings New York Conference*

- 2011: New York City, Effectively Valuing and Marketing Green Real Estate
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## Awards & Service

**Body of Knowledge Committee Member | 2024 - present**

*Appraisal Institute National Organization*

**Outstanding Service Award | 2018**

*Appraisal Institute National Conference*

**Textbook Reviewer | 2018**

*Appraisal in Litigation*

**Article Peer Reviewer | 2013 - present**

*The Appraisal Journal and International Journal of Strategic Property Management*

**Appraisal Institute Region 1 Representative 2017-2020**

**Board Member | 2016 -2018**

*Appraisal Institute Northern California Chapter*

**Planning Committee Member – Appraisal Institute Fall Conference | 2009 –2018**

*Appraisal Institute Northern California Chapter*

**Conference Chair – Appraisal Institute Fall Conference | 2014**

*Appraisal Institute Northern California Chapter*

**Task Force Member, Residential Energy Conservation Ordinance | 2014 -2015**

*City of San Francisco Department of the Environment*

**Mentoring, University of Wisconsin-Madison - Wisconsin Real Estate Mentorship Program | 2013 -2014**

**Subject Matter Expert: Valuation of Green Buildings – Background Competence | 2012-2013**  
*The Appraisal Foundation*

**Expert Panelist, Department of Energy, Building America Experts Meeting | 2011**