



Valbridge
PROPERTY ADVISORS

INDEPENDENT VALUATIONS FOR A VARIABLE WORLD



Tyler A. Free, MAI
Valbridge Property Advisors | Salt Lake City
tfree@valbridge.com

527 East Pioneer Road Suite 240
Draper, UT 84020

Main: 801-262-3388
Direct: 801-290-3973

STATE CERTIFICATIONS

Utah
Idaho
Arizona

EDUCATION

Bachelor of Science
Economics
University of Utah

www.valbridge.com

Tyler A. Free, MAI

Senior Managing Director
Valbridge Property Advisors | Salt Lake City

MEMBERSHIPS & AFFILIATIONS

Appraisal Institute, Member

- MAI Designation
- Utah Regional Representative

APPRAISAL INSTITUTE & RELATED COURSES

- 15 hour National USPAP
- Appraisal Process
- Residential Market Analysis and Highest and Best Use
- Basic Income Capitalization
- General Applications
- General Market Analysis and Highest and Best Use
- Business Practices and Ethics
- Report Writing and Valuation Analysis
- Advanced Income Capitalization
- Advanced Sales Comparison & Cost Approaches
- Advanced Applications

EXPERIENCE

Valbridge Property Advisors |Utah

- **Senior Managing Director, 2020-Present**
- **Senior Appraiser, 2013-Present**

Free and Associates, Inc

- **Commercial Real Estate Appraiser, 2004-Present**

Appraisal/valuation and consulting assignments include: apartment buildings; retail buildings and shopping centers; office buildings; industrial buildings; religious and special purpose properties including schools, churches and cemeteries; hotels and motels; residential subdivisions, warehouse buildings, self-storage units and vacant industrial, commercial and residential land as well as eminent domain projects




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CERTIFICATIONS

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
Active

DATE ISSUED: 12/04/2008
EXPIRATION DATE: 12/31/2026
LICENSE NUMBER: 6050225-CG00
LICENSE TYPE: Certified General Appraiser
ISSUED TO: TYLER A FREE
13157 S LEVOY CIR
DRAPER UT 84020




SIGNATURE OF HOLDER REAL ESTATE DIVISION DIRECTOR

Real Estate Appraiser Board

TYLER A FREE
Real Estate Appraiser License
CGA-3069
Expires: 20-Feb-2027



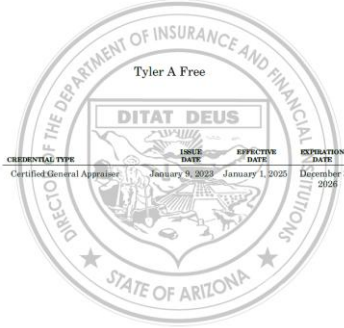
Russell S. Barron
Administrator

ARIZONA FINANCIAL ENTERPRISE CREDENTIAL CERTIFICATE

No. CGA-1984077

Tyler A Free

CREENTIAL TYPE	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
Certified General Appraiser	January 9, 2023	January 1, 2025	December 31, 2026



This certificate was printed on December 30, 2024 and will remain in effect until a change request has been approved by the Department or the credential is surrendered, suspended, revoked or expired.

Arizona Department of Insurance and Financial Institutions
difi.az.gov
100 N 15th Ave, Suite 201
Phoenix, AZ 85007-9630