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About us Expert appraisals in Chicago For years, mortgage lenders, consumers, and other real estate professionals have relied on PahRoo Appraisal & Consultancy for accurate and high-quality value estimates on a diverse array of homes throughout Cook County. Our reputation is built on a deep understanding of the local market and a commitment to precision, which has made us a trusted partner in the real estate community. Whether working with first-time homebuyers or seasoned investors, we ensure that our valuations are thorough and reflective of the property's true worth. At PahRoo, we understand that the real estate market is constantly evolving, which is why we prioritize staying ahead of the curve. By continuously monitoring local real estate trends and enhancing our expertise through accredited courses, we maintain our ability to deliver reliable home valuations that our clients can depend on. Our dedication to professional development and adherence to the highest industry standards ensures that every appraisal we conduct is not only accurate but also tailored to the specific needs of our clients, helping them make informed decisions in a dynamic market. In addition to our expertise in residential and commercial appraisals, PahRoo Appraisal & Consultancy offers a comprehensive range of services to meet the diverse needs of our clients. From consulting on complex property valuations to providing expert testimony in legal proceedings, our team is equipped to handle various challenges in the real estate industry. Whether you're a homeowner looking to refinance, a lender needing an accurate valuation, or a real estate professional seeking reliable consultation, PahRoo is committed to delivering exceptional results that help you achieve your goals. Understanding the true value of a property is vital for making informed real estate decisions. A commercial appraisal unlocks the true market value of your property, empowering smarter investment and financing decisions. Why choose us Advantages & features Pahroo brings over 2 decades of profound expertise and experience to the table in both residential and commercial appraisals. Our team has a nuanced understanding of the Chicago real estate market and beyond, ensuring that we deliver the highest standard of appraisal services. At Pahroo, we take pride in our ability to handle a broad spectrum of appraisal needs. We do everything from complex residential estates to diverse commercial properties and specialized appraisals for green and energy-efficient buildings, ensuring precise valuations tailored to your specific requirements. Our philosophy is centered around a client-centric approach. We prioritize your needs, ensuring that we conduct each appraisal with meticulous attention to detail and personalized service. This dedication to precision and customization reflects our commitment to your satisfaction. We are passionate about continuous learning and professional growth. Through initiatives like our podcasts, Appraisers on Purpose and Amusing PahRooZings, we do more than just appraisalswe share insights into the lives and careers of fellow industry peers, while striving to ignite and inspire the next generation of appraisers. Choosing Pahroo means partnering with a firm that is dedicated to innovation and excellence in real estate valuation. Testimonials What our happy clients say Everything was great and timely and our re-appraiser last week did quick work when requested to get survey done, Great It was a pleasure to meet Johnny and have him in my house to conduct the appraisal. He was personable and courteous to me and my family that were present for the appraisal. The Appraiser Peter Thommes was very Professional and Friendly. Was respectful of the Social Distancing and Mask wearing within our home and even took off his shoes to avoid tracking dirt inside and on our Carpet and floor areas. I will definitely say he made having an Appraisal of our home easy and very unencumbered. We are very Happy Customers. Thank you Our blog Recent news & events 2025 PahRoo, All Rights Reserved 118 North Clark Street, Chicago, IL 60602 Wednesday: 8:30 am-5:00 pmThursday: 8:30 am-5:00 pm Markham (by appointment only) 16501 S. Kedzie Ave., Markham, IL 60426 Wednesday: 8:30 am-4:30 pmThursday: 8:30 am-4:30 pm Skokie (by appointment only) 5600 W. Old Orchard Rd., Skokie, IL 60077 Wednesday: 8:30 am-4:30 pmThursday: 8:30 am-4:30 pm When it comes to large, technical, multi-unit or multi-structure commercial or industrial properties, not all appraisal firms are created equal. MVS has spent decades serving this unique and vital market, and meeting the appraisal needs of Chicagos most demanding property owners, investors, sellers and buyers. Regardless of the complexity of the appraisal need, whether an office building, apartment building, industrial site, shopping center, hotel or nursing care facility, MVS has a product or service to fit. Multiple locations or just one, well deliver the kind of timely, professional and personal service that has made MVS one of Chicagos most trusted appraisal firms. President & CEO, Certified General Real Estate Appraiser - Illinois & MichiganAs President and CEO of MVS Corp, Les Kruse is responsible for business development, operations, service quality and client satisfaction. Les is an Illinois Certified General Appraiser with over 20 years of real estate valuation experience. He specializes in commercial real estate including apartment buildings, banks, big-box retail locations, shopping centers, restaurants, hotels/motels, industrial sites, manufacturing and office buildings. He is a member of the Appraisal Institute, MAI/Al-GRS Certified General Real Estate Appraiser Florida, Illinois, Indiana, Michigan, Minnesota, Missouri, Tennessee & TexasLesley Baron, MAI, AI-GRS Illinois, has more than 30 years of experience in the appraisal industry. A specialist in valuation and analysis of major commercial properties, she holds an MAI from the Appraisal Institute. A Certified General Appraiser, she is also a member of the International Association of Assessing Officers. Prior to joining MVS, Ms. Baron served as a Consultant for the City of Detroit Office of the Assessor. She was also a Senior Manager/Property Tax for Chrysler Corporation. Managing Appraiser/Certified General Real Estate Appraiser - IllinoisMatte Elkins is a Certified General Appraiser specializing in commercial, income-producing properties. He has extensive experience in Class A office buildings, big-box retail locations, regional shopping centers, and multifamily apartment buildings. Senior Appraiser/Certified General Real Estate Appraiser - Illinois & GeorgiaBob Kruse is a Certified General Appraiser with more than 15 years of experience in the real estate and appraisal industry. Over the course of his career Bob has worked on various types of real estate, including single family, multi-family, industrial, commercial, public projects and special purpose properties. Senior Appraiser/Certified General Real Estate Appraiser - IllinoisKathleen Manning is a State of Illinois Certified General Real Estate Appraiser with almost 30years ofexperience in the appraisal industry. Over the course of her career, Kathleen has appraised almost every conceivable property type, from vacant land, industrial and commercial properties retail, office and special use spaces. Managing Appraiser/Certified General Real Estate Appraiser - Illinois, Indiana, Michigan, Minnesota & TexasPatrick Nellemann is a Certified General Real Estate Appraiser and a Candidate for Designation with the Appraisal Institute. He specializes in the valuation of complex commercial real estate assets, including Class A multifamily properties, office buildings, industrial facilities, hotels, senior living communities, movie theaters, and regional malls. Patrick has also worked with business valuation professionals to distinguish the value of the real estate from the going concern of hospitality properties. He is an alumnus of DePaul University. Certified General Real Estate AppraiserTerrence Fallenhas over five years of experience in the real estate and appraisal industry. Starting in the residential appraisal sector, he is transitioning to the commercial sector, writing appraisals for all property types, including multi-family apartment buildings, retail, industrial facilities, and office buildings in the Chicago area. Certified General Real Estate AppraiserNick Andrews is a Certified General Real Estate Appraiser with ten years of experience in the industry. He holds a Masters Degree from DePaul University in Business Ethics and has consulted for Fortune 500 firms. Over the course of his real estate career, he has appraised various property types including single-family homes, multi-family apartment buildings, industrial buildings, and commercial retail buildings. Director of OperationsOffice Management, Human Resources and Project Management Operations AssociateGeneral Inquiries, Preliminary and Appraisal Reports Operations AssociateSite Inspection Coordination, Accounts Receivable At MVS, a client communication never goes unacknowledged. Whether by phone, text or email, we're there when you need us. We employ a layered system of checks and balances that ensures all the reports and analyses we deliver are accurate up-to-the-minute. If it's in our report, you can be sure it's reliable. We're highly aware that our customers work in a deadline-driven environment which is why we bring a sense of urgency to every project we undertake. We deliver on time, every time. Our proprietary software extracts and analyzes vast amounts of property and market information. Our products are not only unique, they deliver superior insights. click to view our service area is a full service appraisal firm providing commercial and residential real estate appraisal and consulting services. We have been appraising real estate in the Chicago area including Northern Illinois and Northwest Indiana for over 25 years. All of our real estate appraisers are state certified. Our appraisers are known for providing well researched and documented appraisal reports. Our professionals can complete any real estate valuation assignment and we deliver our results on time. We provide both commercial appraisals and residential appraisals in a detailed narrative format or on standardized forms depending upon our clients needs. Our reports conform to all federal regulations. We provide real estate appraisal services for a variety of Banks, Accountants, Attorneys, Financial Advisors, and Private Users. We perform real estate appraisals for all types of properties. Our appraisers use state of the art technology, multiple data resources, and industry news to provide our clients with the best possible service. All of our appraisal reports are reviewed by our chief appraiser who has the MAI designation from the Appraisal Institute. Call us to find out the benefits of using an MAI Appraiser.Whether you are looking for an apartment building appraisal, industrial property appraisal, retail property appraisal, office property appraisal, or an appraisal for any other property type, we will provide you with the best possible service. If you need an appraisal completed quickly, just let us know and we will do what we can. If you are looking for a Chicago real estate appraiser, we are the ones to call. For more information please contact us at 312-493-2030. Commercial AppraisalsResidential AppraisalsVacant Land AppraisalsEstate Planning AppraisalsDivorce AppraisalsInsurance AppraisalsLitigation SupportPMI Removal (Private Mortgage Insurance)FHA AppraisalsReview AppraisalsRent SurveysForeclosure and REO AppraisalsRisk Management The Cook County Property Tax Portal The Cook County Property Tax Portal, created and maintained by the Cook County Treasurers Office, consolidates information from the elected officials who take part in the property tax system and delivers Cook County taxpayers a one-stop customer service website. TAXING DISTRICTS' FINANCIAL STATEMENTS TAX INCREMENT FINANCIAL STATEMENTS (TIFS) One of the largest challenges associated with selling a home is determining a listing price. If the house is listed too high, it will sit on the market forever without generating any interest. If it is listed too low, the seller will lose out on a lot of potential earnings.In most cases, the selling price is determined by looking at comparable sales in the area. A Chicago home appraiser can also be extremely beneficial in terms of helping establish the true value of the home.A professional Chicago appraisal not only takes into account comparable sales but also looks at many other factors to come up with the most accurate value possible for the home. This can provide the seller with the information that they need to choose a selling price that is attractive to buyers but still allows them to earn plenty of profit on the sale.Appraisal Benefits for Chicago Home BuyersHome buyers can also benefit from accurate home appraisals. For one thing, a Chicago appraiser helps them determine whether or not the asking price for the home is fair. This can keep them from investing more money than the property is actually worth.An appraisal can also help improve their chances of getting approved for a mortgage. Most banks and lending institutions will require an independent appraisal of the home before they agree to lend a buyer money. The purpose of this appraisal is to ensure that the home is really worth the asking price. Banks want to be sure that the value of the home is large enough to secure the loan that they are providing and that they aren't lending more money than the home is worth.Finding the best Chicago appraiserAs you can see, the benefits of having an accurate home appraisal are well worth the associated expense. Whether you are getting ready to sell your home or want to make an offer on your dream house, it is worth having the property appraised.The appraisal will provide you with the fair market value of the home. This, in turn, can help ensure that you make the smartest financial decisions possible regarding the sale of the home.As a seller, an appraisal can help you choose the right asking price for the property. As a buyer, on the other hand, it can keep you from overspending on a property and can help you secure a mortgage. It goes without saying that it is a smart move to have an appraisal done for any real estate transaction that you are considering.

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