

**RUBEN MIRANDA** is a Director in the Austin office of Duff & Phelps, LLC and has been part of the Property Tax Advisory Practice since 2008.

Ruben's primary focus at Duff & Phelps is in the valuation of complex personal property for ad valorem tax purposes, specializing in the telecommunications, transportation, and energy industries, with significant experience in greenfield Replacement Cost New studies. His efforts include development of depreciation and obsolescence studies focused on technology adoption and substitution, cost of capital and return on asset studies, and tangible/intangible valuation analysis.

In the last several years, Ruben has lent his experience for speaking engagements at industry conferences, including the Institute for Professionals in Taxation (IPT), Technology Futures Inc. (TFI), and Wichita's Appraisal Conference for Ad Valorem Taxation. Notably, his knowledge of property tax issues has been cited in the publication "Cost of Capital for Litigation" by Shannon Pratt and Roger Grabowski. Outside property tax, Ruben was responsible for developing the demand forecast analysis used by the Federal Communications Commission as part of the National Broadband Plan study released by the commission in 2010.

Ruben received his B.S. in Chemical Engineering from MIT and received his M.B.A. from the McCombs School of Business at the University of Texas at Austin. He received his Accredited Senior Appraiser designation in 2016.