

## Find an Appraiser at **AICanada.ca**

AIC-designated appraisers are available in every province in Canada. Find one in your area by visiting the Appraisal Institute of Canada online. Valuations are an affordable way to give you peace of mind about the value of any property. They can also assist with a wide range of services:

- Appraisals – residential, commercial and industrial
- Arbitration
- Absorption Studies
- Expropriation Appraisals
- Counselling and Consulting
- Estimated Market Value
- Expert Witness Testimony
- Litigation Support
- Cost-Benefit Analysis
- Feasibility Studies
- Management Advice
- Market Analysis
- Market Rent & Trend Studies
- Operating Expense Analysis
- Tax Assessment Review and Advice
- Zoning and Land Use Testimony



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What's the Real Value  
of a Property you're  
Purchasing or Selling?

**Ask an Appraiser.**



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of Canada

## Appraisers Know

AIC-designated real estate appraisers are highly-trained and qualified property valuation professionals. They will provide you with an impartial written estimate or opinion of the value of any property you might be considering purchasing or selling a home, a recreational property, a farm, or an investment property. Their appraisals are based on a recognized valuation process that considers a range of factors including the size, condition and location of the property, recent sale values of similar properties, market conditions, and more.



## Why Hire an Appraiser?

Buying or selling property is typically the biggest financial decisions any of us make. Knowing the real value simply makes sense. An appraisal from a designated appraiser may be needed to:

- Ensure you're not paying more than a property is actually worth. If you're making an offer on a property, always include this clause in your Purchase Agreement: "Subject to an appraisal equal to or exceeding the agreed offer."
- Obtain a qualified opinion of value for mortgage or lending purposes.
- Provide investors with adequate information for making investment decisions.
- Provide expert opinions of the value of real property as a basis of compensation when a property is being expropriated by government.
- Provide expert opinions of the value of real property in legal disputes and settlements.

## Who is a Qualified Appraiser?

The Appraisal Institute of Canada designates appraisers after years of training and experience in the field. There are two designations: CRA P. App; and AACI, P. App.

### **CRA P. App. – Canadian Residential Appraiser**

Appraisers holding this designation are qualified to appraise and value individual undeveloped residential dwelling sites and dwellings containing not more than four self-contained family housing units.

### **AACI, P. App.- Accredited Appraiser Canadian Institute, Professional Appraiser**

Appraisers holding this designation are qualified to appraise and value a wide range of residential, commercial and industrial real property.

