Are you looking for a change?

Come talk to us at Fredericton Appraisal Associates!

We are looking for an AACI or Senior AIC Candidate (Commercial)

We have a busy appraisal practice looking to expand. Are you:

A Self Starter?

Looking to become a part of a team environment?

Then look no further!!!

SUMMARY: The person holding this position will be an appraiser experienced and knowledgeable in the following areas:

* Appraisal, analysis and review all commercial real property
* Organize, plan and prioritize work developing specific goals
* Value commercial real property, using sales analysis, market trend studies, income and expense analysis and replacement cost online services, e.g. Marshall & Swift
* Assist in developing, updating and maintaining commercial property valuation models
* Inspect new commercial construction and major improvements to existing structures
* Educate property owners on appraisal process, and defend values at appeal hearings
* All duties are preformed independently and require self-motivation and a professional attitude in the work environment

DETAIL:

The commercial appraiser is responsible for data collection, market analysis, and valuation of all new and existing real commercial property. The three approaches to value are applied with emphasis on market comparison and income approaches. The busy practice includes all types of real estate including multi-residential, commercial, industrial, agricultural, vacant land, and machinery and equipment. The team also includes a residential department that we consult with.

Evaluate features where properties are situated, considering locations and trends or impending changes that could influence future values.

Verify descriptions of properties, as well as zoning classifications, in order to evaluate impact on property values.

Inspect properties to collect and evaluate construction characteristics, condition, special features and functional design. Take property measurements and sketch exterior of property. Photograph interiors and exteriors of properties to assist in estimating property value, substantiate findings and complete appraisal reports.

Possess knowledge and experience searching online sites to obtain market data for comparative analysis of rents, expenses, occupancy, capitalization rates, and financial data. Process relevant data on comparable transaction properties to aid in estimation of appraised values.

Analyze financial data, sales activity and market conditions. Develop final estimation of property values, taking into account such factors as replacement cost less depreciation, market value comparisons of similar properties and investment income potential.

Prepare written reports that estimate property values, outline methods by which the estimations were made and meet CUSPAP (Canadian Uniform Standards of Professional Practice) standards.

ADDITIONAL RESPONSIBILITIES:

Continuing education with AIC

EDUCATION/EXPERIENCE:

AACI or experienced AACI Candidates will be given preference

NBAREA Registration or transfer to provincial Association of Real Estate Appraisers

Proficiency in the use and operation of MATRIX, COREL, Office 365

Excellence in oral and written communication in English is a must. French proficiency is an asset.

Condo Reserve Fund Studies experience would be an asset.

Please send a CV demonstrating appraisal experience and a short paragraph of why you would be an asset to Fredericton Appraisal Associates. Salary/Splits will be discussed, based on experience.

Discretion is assured for all applying.