

## **Appraiser/Consultant**

### **About Us**

2024 is our 44<sup>th</sup> year in business and for over four decades we have provided real estate valuation and consulting services to the business community in Canada.

From our office in beautiful Courtenay BC, we undertake valuation and consulting assignments all over Vancouver Island and Coastal British Columbia. Our client basis is diversified from private homeowners and clients to regional and national businesses to all levels of municipal, provincial and federal government and first nations.

We are also one of the founding members of Verragroup, a national affiliation of independent appraisal firms with offices throughout Canada. Verragroup affiliate members share resources, knowledge and expertise and collaborate on larger assignments.

Our work is diversified. On the residential side, our valuation assignments range from conventional homes to rural estate properties and recreational properties. In the non residential sector assignments can include agricultural properties, large tracts of land, commercial, industrial and ICI assignments along with specialized expropriation work, ecologically sensitive properties, public assembly properties and review assignments.

A large part of our practice also includes the completion of depreciation reports and insurance valuations for our strata and property management clients all over the province. Should these areas interest you we offer training and the ability to diversify your skillset into a number of different areas of practice.

We specialize in the complicated and unique and have built a solid reputation for quality, integrity and trust in our assignments.

We provide an established client base and a solid work volume. Of course, like any profession, some networking and client development is expected, however the majority of our work comes from repeat clientele which continues to grow.

We have inhouse templates for all assignments and 40+ years of data including a professional comparable database which is fed by our team members and our affiliates across the country. We also have professional report writing software and our team is committed to continuous improvement of our products and services and in raising the bar for valuation services in Canada.

We also employ a system of quality control wherein all of our reports are thoroughly reviewed by our support staff to ensure that quality levels and accuracy are maintained.

### **Main Duties**

Your duties will include:

- Inspecting properties of all types (large and small). Everything from residential properties, retail, industrial, multiple family, farmlands and everything in between.
- Collecting and analysing financial statements, rent rolls, budgets, projections, etc. to assess the competitiveness of properties and to estimate their value.
- Investigating and analysing comparable sales to assist in the valuation of properties.
- Preparing reports for a wide range of uses from estate planning, financing, insurance, purchase and sale, etc.

### **Skills and Qualifications**

While all levels of experience will be considered, this position is best suited for either advanced candidates working towards their AACI designation from the Appraisal Institute of Canada or designated members holding the AACI designation. Full designation is ideal, but it is not a requirement. If you have begun heading down this path, we can assist you on that journey and offer excellent training and guidance on your road to designation. We also offer subsidies for AIC courses (upon completion).

You will have a strong desire to work in a professional environment with colleagues of like mind and will enjoy the responsibility and challenges that flow from it.

Our success is built on a long-term relationship with clients rather than a one off or transactional approach so you should have good people skills including a genuine interest in people, be an effective listener and communicator, an excellent networker, and be comfortable conversing with your peers and clients of all types.

You will be interested in a career rather than just a job.

You will have strong skills with Microsoft applications (word and excel) and like us you will love working with large data sets, analyzing trends through statistical analysis and figuring cool things out about the real estate markets we work in and constantly improving our reports.

Experience with AIC Report Pro and Realwired software is also a benefit, however not a requirement.

Our files are electronic, and we offer remote access to our working systems. However, we do believe that work of a creative or collaborative nature such as valuation benefits from personal interaction and discussion. Our operating model is therefore firmly "office based" with the flexibility to work remotely when the situation demands it.

**Compensation**

The compensation for this position is a conventional fee split, commensurate with experience and industry standards. However, depending on where you are on your path to designation, the position could include an initial salaried period.

**Application**

Submit your CV together with a covering letter explaining why you believe you are suited for this position to:

Dan Wilson, B.Comm., RI, P.App., AACI (Fellow)  
Jackson & Associates Ltd.  
917A Fitzgerald Avenue,  
Courtenay, BC  
V9N 2R6

[dan@comoxvalleyappraisers.com](mailto:dan@comoxvalleyappraisers.com)

[www.comoxvalleyappraisers.com](http://www.comoxvalleyappraisers.com)

Please feel free to direct any enquiries to Dan Wilson at (250)338-7323 or by email.

**Confidentiality**

All enquiries and applications will be treated in the strictest confidence.

**Closing Date:**

Applicants will be evaluated and interviewed as they apply. The posting will be closed when the position is filled.