

Tejveer S. Walia, CRA, P. App

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Profile

Experienced Canadian Residential Appraiser (CRA) designated member with Appraisal Institute of Canada (AIC) demonstrating years of progressive valuation experience covering a wide range of properties. Executed full appraisal, assessment and reporting on a wide variety of complex strata of properties. Exceptional analytical, organizational, financial and presentation skills.

Core Property Valuation Capabilities

Valuation Approaches: *solid knowledge of direct comparison (DCA), cost and Income approaches to value*

Property Types: *residential including but not limited to single family residential, duplex, triplex, fourplex*

Complex Assignments: *new construction, pre-construction, progress inspection, raw land, co-operative and rural properties, and experience in "AS IS" and "AS IF COMPLETE" appraisal reports, present & retrospective values, condominium strata, freehold properties with common elements etc.*

Technically Competent: *MS Office, Teranet/GeoWarehouse, CRAL, NAS forms, RPS forms, TREB Stratus MLS Report Pro etc.*

Business Partners: *Appraisal Management Companies, different tier lenders, credit unions, private lenders mortgage brokers, landlords, property managers, agents and city management official/staff, general public etc.*

Data Sources: *MPAC, TREB Stratus MLS, builder plans, municipality websites, land registry, new building permits and sales/purchase agreements etc.*

Skills and Qualifications

Value Reconciliation	Retrospective Valuation	Value Appeal
Sales review	Paired Analysis	Highest and Best Use Analysis
Pre and New Construction	Comprehensive Research	Market Research
Valuation Modelling	Articulate Communicator	Building Permits

Work Ethic: *tenacious, tactful, diplomatic and handled sensitive and confidential data*

Client Focused: *superior consultative skills and exceeds meeting client expectations*

Time Management: *highly organized, exceptional prioritization skills and ability to meet tight deadlines*

Relationship Builder: *ability to form partnerships with all interested parties and positively impact & influence*

Professional Experience

Canadian Residential Appraiser CRA, P. App

June 2018 – Present

Walson Consulting Inc.

- Business development focusing on increasing the list of approved lenders to work with
- Hiring new candidate members and training them to work on various property types covering wider area within GTA
- Being on top of new appraisal requests received through various sources making sure reports are completed within set time frames
- Contacting homeowners, buyers, real estate agents to access the property for inspection

- Thoroughly inspecting the property by taking pictures both internal and external and measuring it for livable GLA
- Gathering all data and information about subject property required to complete the appraisal report
- Preparing the final appraisal report with utmost accuracy yet delivering it with quick turnaround time frame

Residential Real Estate Appraiser
TM Appraisers Inc.

Oct 2017 – May 2018

- Gather required data on subject property and comparables for conducting Direct comparison approach
- Conduct paired analysis for final adjustments done in the DCA approach to reconcile and recommend an opinion of market value
- Ensure property data meets corporate standards for correctness, consistency and completeness for assigned geographic area
- Exposed to volatile Greater Toronto Area real estate market and economic factors affecting values of residential properties
- Handle all value appeals in a professional manner; and investigated and resolved all questions/concerns and disputes about final value
- Maintain and update database of all reports completed to backup all research during value appeal

Residential Real Estate Appraiser
Homefacts Real Estate Services Ltd.

Jan 2016 – Sep 2017

- Research, compile and verify relevant data for direct comparison to the subject property
 - Utilize Direct Comparison grid to compute final adjustments for reconciliation and final value
 - Conduct paired analysis using sales ratio to backup and support all value adjustments made in DCA
 - Respond to value appeals with appropriate evidence and justification of comparables and data
 - Recommend market rent opinion as and when requested to be included in the appraisal report
- Data collection from multiple sources including builder's floor plan, sales registry/GeoWarehouse, sale/purchase agreement, local municipalities in case of new construction, pre-construction, new building permits, renovations and progress inspection reports

Education

AIC Program of Professional Studies

Sep 2015 – Sept 2019

University of British Columbia

- Real Estate Division of the Sauder School of Business

Realtor

Dec 2016 – Oct 2017

Ontario Real Estate College

Financial Planning Post Graduate Certificate

Sep 2009 – Aug 2010

George Brown College

Bachelor of Commerce

Apr 2004 – Jul 2007

Guru Nanak Dev University

Memberships and Professional Development

- Canadian Residential Appraiser (CRA) with Appraisal Institute of Canada (AIC)
- Member of Real Estate Council of Ontario (RECO)
- Member of Toronto Regional Real Estate Board (TRREB)