



**Requests** – Request an appraisal online at [www.fmappraisals.com](http://www.fmappraisals.com) or toll free at 1-844-937-5073

**Qualifications and Standards** – All of our appraisers are members of the Appraisal Institute of Canada (AIC) and all reports are completed according to the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). As required by the AIC, all of our appraisers have 4 year University Degrees from Accredited Canadian Universities and have taken extensive post-secondary training in Real Estate Appraisal. We have AACI, P.App Professional Appraisers.



Appraisal Institute  
of Canada

**Service Options** – Various appraisal and consulting options to best suit your needs. Including; current market value appraisal, retrospective value appraisal, progress inspection, market rent, cost to date, actual cash value, litigation, expropriation, “as proposed” or “as complete”

**Pricing** – Our team works hard to make sure we understand your project **BEFORE** providing you a quote. Our fees are **ALL INCLUSIVE**; including mileage, travel time, research fees, and report writing.

**Inspection** – Agricultural inspections for appraisal purposes typically take between 1-2 hours per improved property, but may take longer for larger sized properties, new construction, or those with several outbuildings. The appraiser will complete an interior and exterior inspection complete with measurements, photographs, and notes used to write the finished report. Appraisers will often ask the questions regarding property taxes, recent renovations, insurance, leases, yields, construction costs, sales and listing history.

#### **What is included in an Agricultural Appraisal?**

An Agricultural Appraisal is typically completed in a narrative format. The finished report including addenda may range in size from 25 to 60 pages or more depending on complexity of the file and number of parcels.

- Cover Page, letter of transmittal, executive summary
- Overview of current National, Provincial and Local Economies
- Overview of National and Provincial Farmland Values
- Overview of farmland assessment system in Saskatchewan
- Analysis and description of the subject site(s) including agricultural productivity of soils
- Analysis and description of the building(s) and site improvements
  - o Highest and best use analysis of land “as if vacant” and subject property “as improved”
  - o Value of Site as if Vacant - based on sales/listings of vacant sites
    - Value based on price per acre, assessment multiple\*
  - o Direct Comparison Approach to Value – based on sales/listings of similar properties
    - Valuation using relative comparison analysis, paired sales, ranking models
  - o Income Approach to Value\* – based on market rents and capitalization rates
    - Valuation using stabilized revenue streams and income multipliers from the market
  - o Cost Approach to Value\* - Raw Land Value + Cost of Improvements LESS Depreciation
    - Land value from sales, costs from manuals and publications, market depreciation
  - o Exposure time estimate (based on recent sales activity)
- Final estimated market value conclusion (signed by Professional Appraiser – AACI, P.App)
- Addenda items typically include:
  - Assessment Sheets (SAMA) - Parcel Picture (Via ISC) - Declared Value Summary (Via ISC)
  - Title Audit History (Via ISC) - Subject Photographs - Subject Leases\*
  - Subject Location Map(s) - Aerial Map(s)\* - Subject MLS History
  - Building Sketches/blueprints\* - Map of Comparable Sales - Comparable Sale Photos

*\*May or may not be included based on availability of data and relevance to report*

**Payment Options** – We accept various payment options including: Cash, Cheque, Certified Cheque, Visa, MasterCard, Interac e-Transfer. Report conclusions released upon payment in full.



**Delivery of Finished Report** – Finished reports are available in digital format (pdf) and can be easily emailed to the client and any intended users.