



Requests – Request an appraisal online at 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 CRA and AACI Licensed Appraisers.



Appraisal Institute
of Canada

Service Options – Various appraisal and consulting options to best suit your needs. Including; desktop, drive-by, full service, express full service (rush), progress inspection, market rent, cost to date, actual cash value, relocation, 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 – Residential inspections for appraisal purposes typically take between 35 and 55 minutes, but may take longer for executive homes, acreages, recreational properties. 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, sales and listing history.

What is included in a Residential Appraisal?

A Residential Appraisal is typically completed using appraisal software in a form report. The finished report including addenda may range in size from 15 to 30 pages or more.

- Cover Page
- Letter of transmittal (Executive Summary)
- Description of the subject neighborhood
- Analysis and description of the subject site (including site size, dimensions)
- Analysis and description of the building(s) and site improvements
 - 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 Direct Comparison Approach to Value – based on sales/listings of similar properties
 - Paired sales analysis with market based adjustments for differences
 - o Income Approach to Value* - based on market rents and capitalization rates
 - Typically completed for income properties (multi-family)
- Exposure time estimate (based on recent sales activity)
- Final estimated market value conclusion (signed by licensed appraiser, CRA or AACI)
- Addenda items typically include:
 - Assessment Field Sheets
 - Title Audit History (Via ISC)
 - Subject Location Map(s)
 - Building Sketches*
 - Parcel Picture (Via ISC)
 - Exterior Photographs
 - Aerial Map(s)*
 - Map of Comparable Sales
 - Declared Value Summary (Via ISC)
 - Interior Photographs
 - Subject MLS History
 - 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.