

## NOC 1314 ASSESSORS, VALUATORS AND CLAIMS EXAMINERS

### JOB DESCRIPTION

Assessors, valuers and appraisers determine the value of land, businesses, estates and other real property, for purposes of sale, purchase, taxation or disposal of assets. Assessors may specialize in advising and consulting in a specific field of assessment such as residential, commercial, industrial, institutional or farm lands. Appraisers also determine the value of personal and household items. Appraisers may specialize in a specific type of appraisal such as real estate appraisal.

### DUTIES

- **Assessors perform some or all of the following duties:**
- Assess value of land, building, structures, machinery, equipment and property improvements for purposes of taxation, grants and regional planning and prior to sale or purchase
- Review and analyze data such as past sales, title searches, engineering and alignment maps, soil maps, subdivision plans, water and sewer plans, leasing cost data and easements
- Explain assessment process to ratepayers.
- **Valuers perform some or all of the following duties:**
- Collect and analyze financial records of a business, such as financial statements, budgets, projections and sales data, to assess its competitiveness or to estimate its market value
- Prepare reports for estate planning, matrimonial litigation, insurance and business losses
- Appear as an expert witness before courts, security regulators and other regulatory boards and commissions.
- **Appraisers perform some or all of the following duties:**
- Appraise value of property, building, industrial and commercial machinery and equipment and personal and household items
- Prepare appraisal reports for lending agencies, insurance companies, government departments, courts, attorneys, creditors, buyers or auctioneers.

### QUALIFICATIONS, ESSENTIAL SKILLS & EMPLOYMENT REQUIREMENTS

- Assessors require a college diploma in municipal assessment and accreditation with the municipal assessment association of the province.
- Valuers usually require a bachelor's degree or college diploma in accounting, business or commerce and accreditation with the Canadian Institute of Chartered Business Valuers based on successful completion of its business and security valuation program.
- Appraisers require a college diploma or vocational training in the field of appraisal or several years of experience in a position related to the field of appraisal.
- Real estate appraisers usually require several years of experience as a real estate agent, right-of-way agent or property administrator and may require Canadian residential appraiser certification.
- Appraisers of residential, commercial or industrial property require accreditation with the Appraisal Institute of Canada.
- Municipal Assessor requires certification in Ontario: Institute of Municipal Assessors (IMA)

### EDUCATIONAL PROGRAMS

- Community Worker- Outreach and Development Sheridan Institute of Technology and Advanced Learning, Brampton ON
- Real Property Administration- Assessment and Appraisal Seneca College, Toronto ON
- Real Estate & Infrastructure Graduate Diploma York University, Toronto ON

### WAGES (\$/hour)

- Median Wage: \$30.77
- Wage Range: \$12-\$56.41

### ASSESSORS, VALUATORS AND CLAIMS EXAMINERS

#### COMMON JOB TITLES

- business valuator
- property assessor
- property valuator
- real estate appraiser
- accredited appraiser
- chartered business valuator (CBV)

#### TYPICAL EMPLOYERS

- Government Agencies
- Real Estate Firms
- Private Companies
- Self-Employed