



Position: Sr. Commercial Assessor, Full time Permanent

Location: Nova Scotia

Who We Are:

Property Valuation Services Corporation (PVSC) is a municipally funded not for profit organization, responsible for assessing all properties in Nova Scotia. We provide trusted services and information to our clients, which helps build and sustain strong communities.

We are proven experts in the field of mass appraisal, and continually strive to improve the quality of our product. At PVSC, this quality is achieved through our people – people who have a passion for learning, a curiosity to improve our business, a commitment to accountability, and a genuine love for the work that they do.

In 2020, PVSC was the recipient of the Distinguished Assessment Jurisdiction Award by the International Association of Assessing Officer (IAAO). The corporation was also awarded Gold Certification by Excellence Canada (2016) for outstanding organization-wide achievement in Excellence, Innovation and Wellness. To learn more about why PVSC is a great place to work, please [watch this video](#).

Position Summary

Under the general supervision of the Commercial Manager, the Senior Commercial Assessor, is responsible for determining and defending the market value of all properties in their assigned portfolio, which includes complex commercial properties. The incumbent is also responsible for mentoring other PVSC assessors, and as required, leading or providing expertise to special projects.

Summary of Duties

- Determines market value assessments for a portfolio of complex commercial properties, by using accepted valuation practices (cost, market, income) and mass appraisal standards - in compliance with the International Association of Assessing Officers, the NS Assessment Act, and generally accepted appraisal principles.
- Investigates and analyses market transactions through sales ratio studies.
- Reviews documentation and reports prepared for Nova Scotia Utility and Review Board hearings, consulting extensively with legal counsel, and providing expertise, guidance, direction and/or participation as required.
- Develops and maintains effective working relationships with stakeholders, such as municipal CAOs, commercial agents, owners/representatives of commercial properties, and other industry networks.
- Serves as the point of contact for various industrial sectors (e.g. energy, manufacturing and processing, renewable resources).
- Prepares and delivers presentations to senior executives, municipalities, and other stakeholders.

- Conducts appeal inspections for commercial properties, prepares valuation reports, and provides expert testimony in defense of valuations heard at the Nova Scotia Assessment Appeal Tribunal and the Nova Scotia Utility and Review Board levels.
- Researches and/or maintains awareness of changes and trends in industry practices, and provides recommendations to PVSC.
- Leads, manages and/or provides expertise on various valuation projects.
- Mentors staff in development opportunities by assisting with orientation and technical training, and providing oversight to work assignments.
- Performs other related duties.

Qualifications, Skills and Abilities

- Bachelor's degree, plus six (6) years' experience in mass appraisal valuation, with at least three (3) of these related to commercial valuation; and
- A commercial designation from the Appraisal Institute of Canada - Accredited Appraiser Canadian Institute (AACI), or the International Association of Assessing Officers - Certified Assessment Evaluator (CAE), or an equivalent accreditation in another recognized stream;
- Or an acceptable combination of relevant training and work experience.

Demonstrated Skills

The incumbent must possess:

- Expert knowledge of:
 - The appraisal process, including valuation methods, appraisal report writing and court presentation.
 - The provincial Assessment Act, costing manuals, case law, assessment principles and practices.
 - Market analysis, with the ability to analyze sales data, determine market trends, and anticipate future changes in the real estate market.
- Excellent interpersonal and communication skills, including effective presentation skills, the ability to speak positively and persuasively about decisions or initiatives, and the ability to serve as an expert witness.
- Proficiency in the principles and practices of real estate appraisal and understand local market conditions.
- Experience in mediation.
- Familiarity with windows-based software applications.

For more information about Property Valuation Services Corporation (PVSC), please visit our website www.pvsc.ca.

Classification Range: PR 17 (\$81,993.92 – \$96,300.81 annually)

Closing Date: October 8, 2021

All applications may be sent by email to:

PVSC-Careers@pvsc.ca

Attn: Sr. Commercial Assessor

Submissions must be received by 4:30 p.m. on the closing date.

We thank all applicants for their interest, however, only those selected for an interview will be contacted.