

Assessment in Alberta

Alberta
Assessors'
Association



www.assessor.ab.ca



What Does an Assessor Do?

Prepares assessments for calculation of property taxes by:

Performing site inspections and collecting data for various properties such as farmland, residential, industrial, commercial, pipelines, machinery & equipment.

Performing appraisals to determine market value for residential, commercial and industrial properties.

Assessors also:

Justify assessments before review boards.

Conduct public relations with taxpayers.

Potential Areas for Employment

Municipalities

As a direct employee conducting assessments (in cities, towns, villages, summer villages, municipal districts, counties)

Private Assessment Firms

As an agent contracted to conduct assessments

Property Tax Advisors

As a private agent representing property owners' interests

Provincial Government

As an employee with Municipal Affairs providing advice on property assessment issues

Federal Government-Crown

As an employee representing federal property interests

Getting Started as an Accredited Municipal Assessor of Alberta (AMAA)

Fully accredited assessors begin as Candidate Members of the Alberta Assessors' Association. To apply as a Candidate, an applicant:

Works in the practice of assessment, by definition

Possesses a high school diploma or equivalent and is 18 years of age or older

Submits an application fee and relevant membership dues

Commits to completing requirements for the AMAA designation within eight years

AMAA Designation Requirements

The AMAA designation is achieved by completing a combination of education requirements and work experience:

A Diploma in appraisal and assessment

An income producing property demonstration report

A practice of assessment/ legislation in Alberta course

Four years of relevant work experience

An Oral examination

Education Options

To obtain the necessary core education requirements towards accreditation, prospective students have two options:

Completion of the Diploma in Urban Land Economics offered as distance learning through the University of British Columbia Sauder School of Business

Completion of the two-year business program at Lakeland College, Vermilion Campus, specializing in Appraisal and Assessment

Average Salaries (2009)

Approximate starting salary for new assessors

- **\$54,000**

Accredited assessor salary range

- **\$60,000 - \$72,000**

Job Benefits

Employers in the assessment profession offer benefits competitive with other professions. When interviewed for an assessment position the prospective employer will most likely be happy to detail the available packages.

Depending on the employer, the assessment profession can provide the opportunity for extensive travel throughout the province. Those seeking less travel are often able to gain employment with larger municipalities where the travel requirement is limited.

The Assessment profession provides the opportunity to value every type of real estate found in the province. From small resort properties to giant skyscrapers, members of the AAA have at one time or another been required to test their appraisal skills in this enormous challenge.

The scope of the profession provides an opportunity not only on the technical side of valuation but also a chance to advance managerial and leadership skills. Many of the larger employers in the province have programs in place that allow advancement opportunities for those seeking fulfilment on the “people” side of the business.

Alberta Assessors' Association Statistics

Membership by Type (July 2010)

Accredited	294
Candidate	199
Associate	48
Retired	51
Student	1
Public	1
Life	8
Honorary	5

TOTAL **607 Members**

Alberta Assessors' Association Statistics

Membership Type – By Gender Type* (July 2010)

Total Membership	432 Male = 72%	169 Female = 28%
Accredited Members	232 Male = 79%	62 Female = 21%
Candidate Members	118 Male = 60%	81 Female = 40%

* Excludes honorary members

Alberta Assessors' Association Statistics

Membership by Employer Type (July 2010)

Private Companies		111
Cities		273
Rural Municipalities	Counties – 70	96
	Towns – 7	
	MD/RM/SA - 19	
Alberta Municipal Affairs		38
MGB/Federal Government		5
Colleges		2
Associations		5
Out-of-Province		6
Retired/Life		59
Student/Public		2
Undeclared Employer		10
TOTAL		607 Members

Alberta Assessors' Association (AAA)

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