

That's My Line



Bryan Davidson residential appraiser

During my high school years real estate sales blossomed. I've always been interested in real estate.

I met a fellow, an appraiser, who directed me to Seneca College. I sold real estate in Toronto to get my basic experience.

Being a residential appraiser is very satisfying. Every property is different, each problem under appraisal is different.

I start from scratch and through accepted procedures estimate a value. Then I have to defend my conclusion, more or less prove that I am right. When I come up with a value, I have to stand by it.

Being a residential appraiser is similar to sorting a jigsaw and starting to put it together.

Errors and omissions insurance is something I carry.

It's probably a necessity at this point in time. I could be called to court at any time over any estimate.

I might have to go to court to substantiate a value, or defend a value if any kind of problems

associated with the appraisal itself arise. I'm a member of the youngest profession, a profession that has been around only 20 years.

I work on a straight commission basis. I'm here to generate as much volume of business as possible, and that is obviously to my benefit.

I try to be on the road in the morning, which is the time I do my physical inspections. I measure the property, see if I can find any signs of depreciation, check the lot.

I make a search of the neighbourhood, first, to see what's in the surrounding area, and second to see if there have been any comparable sales in the last 12 months.

When making up an appraisal of a property I check the zoning, taxes, bylaws that might affect it.

Then I correlate the field, apply the accepted approaches, and come to a reasonable conclusion.

A bank might want an appraisal so it could advance a percentage of a property's appraised value for a mortgage. If

the borrower got in trouble with his payments, the bank would have the appraisal to check its security.

A bank can take legal action if an appraisal is fraudulent. More appraisers are facing litigation as more properties are being sold, it seems.

An appraiser can be taken to court if the bank tries to sell an appraised property and finds it is not as valuable as the appraiser said.

I am a Canadian Residential Appraiser. I have taken a system of courses offered by the Appraisal Institute, a private institution whose graduates are recognized by the courts and lending institutions.

I can sign an appraisal of residential dwellings containing up to three units.

My credentials are similar to an Ontario Land Surveyor's certificate. The next step up is to the industrial and commercial level. I can do that work now, but I can't sign my initials. Generally people want those initials.

Runaway victory for Therrien's

Therrien's showed that they deserved to win Tuesday Night's game against Mr. Submarine as they disgraced them 16-3 in Olympia Fastball League action.

Second inning set the pace of the game, as Therriens jumped

ahead seven runs to Mr. Submarine's two.

From there on in, it was Therriens' game, as they held Mr. Submarine to a scoreless game except for one run in the sixth inning.

Therrien's, however didn't stop scoring, with two runners crossing

the plate in the fourth inning, one in the fifth, and another six in the sixth inning.

Bob Lapham pitched a two hitter for Therrien's, striking out an impressive eight batters. Doug Sallows did not fare so well on the mound for Mr.

Submarine.

The win puts Therrien's one game up in the best of seven series.

The second game is slated for Sunday, Aug. 24 at 7 p.m., and will be played at the main diamond in Midland.

Ehler happy with progress

Midland Commissioner of Works Percy Ehler announced this week, \$1.5 million of the \$5.6 million expansion of Midland's sewage treatment plant has been completed.

Another significant pour of concrete is scheduled for the new chlorination tank, he said Monday.

He is "quite happy with the progress" being made.

The work is a bit behind the starting schedule, due in part to minor disruption resulting from province-wide strikes earlier in the year by various unions, but he does not foresee any problem preventing the con-

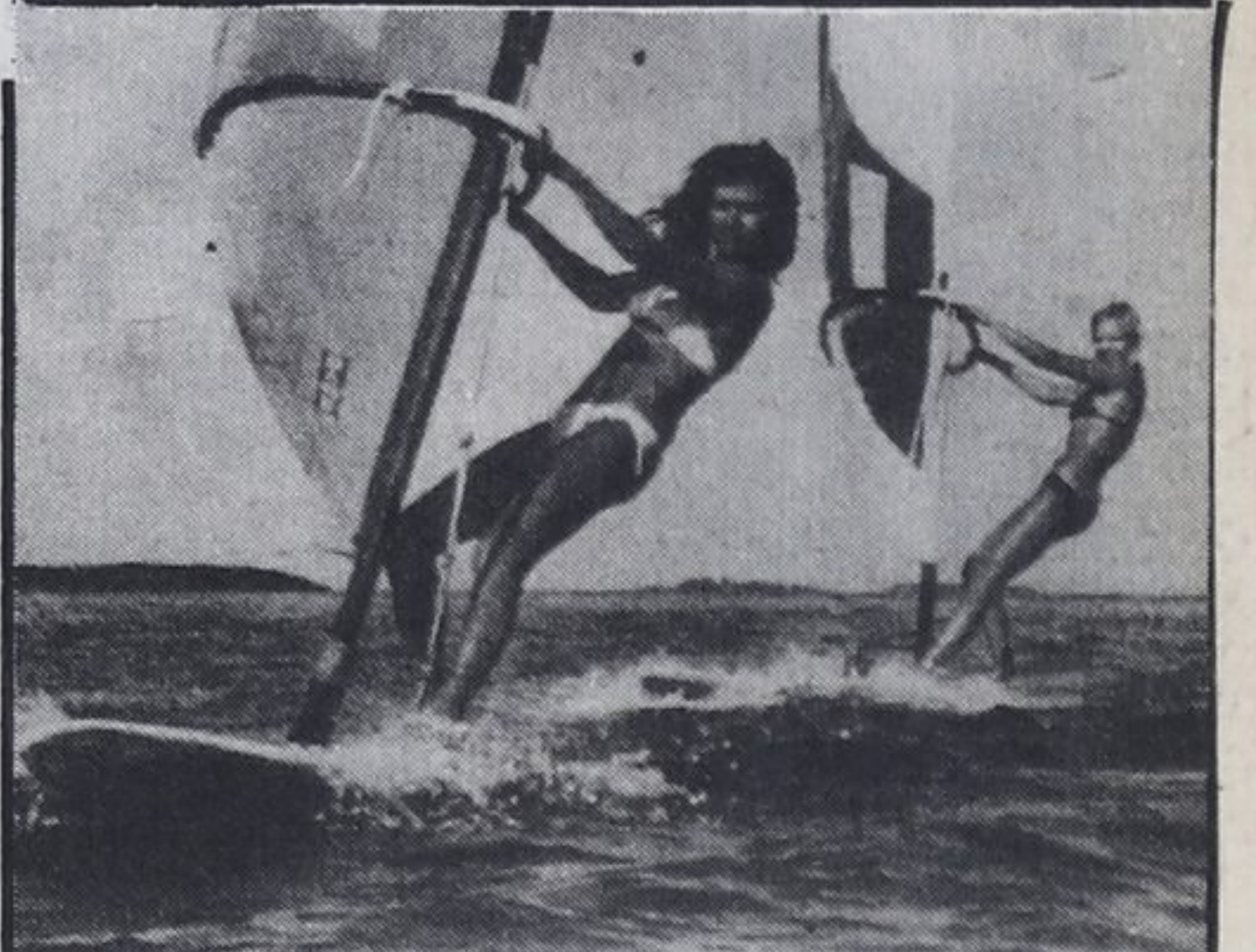
tractor from finishing the job by the agreed-upon date.

Price of garbage goes up

Elmvale Council, at their regular meeting Monday night, agreed to increase the amount paid to Morille Moreau of Penetanguishene, for the collection of garbage in the village.

Mr. Moreau had signed a five-year contract with the village for collection in 1978 but approached council Monday to request the increase to help cover the rising costs of truck parts, repairs, etc.

Reeve and council agreed costs were rising and awarded the man a raise from \$14,000 per year to \$17,000 per year effective Sept. 18. The clerk then presented him with the check.



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