



JACKSON & ASSOCIATES

REAL ESTATE APPRAISERS & CONSULTANTS

## Frequently Asked Questions



**VALUE IS MORE THAN A NUMBER**

# Frequently Asked Questions

## What is an appraisal?

An appraisal is a professional appraiser's opinion of value. An appraisal involves researching appropriate market areas; analysis of information pertinent to the property; and the knowledge, experience and professional judgment of the appraiser.

## What does an appraiser do?

An appraiser provides you with an impartial estimate of opinion of value of real estate. An accredited appraiser provides support, advice and valuations on real property. An accredited appraiser is a trained professional who observes, researches and analyzes the real estate market, taking into account the myriad of contributing factors that affect value. They are interested in facts, and will thoroughly investigate the property being researched. In order to do the job to the best of their ability, they keep abreast of current market trends, the general value of real estate in the area, taxes and special assessments.

## How can Jackson & Associates add value to real estate transactions?

We will bring knowledge, experience, impartiality and trust to the transactions. We can help our clients make sound decisions with regard to real property.

## Why should I get an appraisal?

Investing in real property, either buying or selling, can be one of the biggest financial decisions you will make. Jackson & Associates Ltd. offers an unbiased, informed opinion of the market value of the property you are interested in.



## What can I expect in an appraisal report?

Most appraisals are reported in writing. A written appraisal report generally consists of: a description of the property and its location; an analysis of the highest and best use of the property; an analysis of comparable properties as near the subject property as possible; and information regarding current real estate activity and market trends.

## What are the most important considerations in the valuation of real property?

The value indicated by recent sales of comparable properties, the current cost of reproducing or replacing a building and the value that the property's net earning power will support are the most important considerations in the valuation of real property.

## What is the range of services Jackson & Associates provide?

In addition to residential or commercial appraisals, we will be able to assist with the following:

- *Market analysis*
- *Highest & best use analysis*
- *Litigation support*
- *Market rent & trend studies*
- *Cost-benefit studies*
- *Feasibility studies*
- *Expropriation analysis*
- *Absorption studies*
- *Tax assessment review & advice*





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