

Jerry Zezulka

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GENERAL

- Practicing Real Estate Appraiser
- Member of the Alberta Municipal Government Board

DESIGNATION

- DAC (Designated Appraiser - Canadian National Association of Real Estate Appraiser)
- IFAS (Senior Member - National Association of Independent Fee Appraisers) USA.

EXPERIENCE

- The valuation of commercial, industrial, income, investment, speculative and agriculture properties for purposes of re-sale, stock issues, mortgage financing, expropriation and litigation. Feasibility studies and rental analysis, assessment and real estate property tax consulting.
- Acted as Presiding Officer on numerous Assessment Review Board hearings as the representative of the Alberta Municipal Government Board. Participated in hearings regarding assessment complaints, annexations and subdivision appeals.
- Acted as arbitrator in rental arbitrations

QUALIFICATIONS

- Qualified as an expert witness by the Federal Tax Court, the Court of Queen's Bench (formerly the Supreme Court of Alberta) (Trial Division), and the Saskatchewan District Court
- Expert witness before the Alberta Assessment Appeal Board, the Land Compensation Board, the Surface Rights Board, Local Authorities Board, and the Tax Review Board in matters regarding Capital Gains Valuation.

EMPLOYMENT

CURRENT

- Independent fee appraiser. Consultant to All Property Appraisals of Medicine Hat, and Handley Appraisal Services of Lethbridge
- Member of the Alberta Municipal Government Board
- 1986 - 2008 Manager and Partner of A.R.C. Appraisal Consultants of Medicine Hat, Alberta
- 1989 - 1995 Consultant to Eagleson Property Appraisals Ltd, Calgary, Alberta.
- 1977 - 1986 Fee Appraiser and Vice President - Klaasen Eagleson Associates Ltd, Calgary, Alberta
- 1972 - 1977 Fee Appraiser and head of Appraisal Department - Reliance Agencies, Lethbridge, AB
- 1969 - 1972 Central Mortgage and Housing Corporation, Calgary, Lethbridge and Halifax
- 1966 - 1969 Consulting Firm - assisted in the assessment of property for taxation purposes in up to 10 municipalities. (1966-1967 successfully completed the Certificate Course in Municipal Assessment)

MEMBERSHIPS

- Canadian National Association of Real Estate Appraisers
- National Association of Independent Fee Appraisers (USA)
- International Real Estate Association
- Alberta Association of Professional Appraisers
- Alberta Expropriation Association

OTHER

- Former editor of Newsletter for Alberta Association of Professional Appraisers
- Past President - Alberta Association of Professional Appraisers
- Past lecturer for Courses I and II, Appraisal Institute of Canada - Calgary Chapter
- Guest lecturer for course III, Appraisal Institute of Canada - Calgary Chapter
- Guest lecturer for Intermediate Course - Alberta Real Estate Association
- Guest speaker on valuation techniques to various clubs and organizations.