

Grace Muzyka, AACI, P.App, CRP

POSITION

Partner in the firm Brunsdon Lawrek & Associates, an independent real estate appraisal firm.

QUALIFICATIONS

Grace has been employed in the real estate business in Saskatoon, Saskatchewan since 1993. She attained her AACI, P.App designation in July of 2002 and the CRP designation in July of 2016 and is currently a member in good standing with the Appraisal Institute of Canada and the Real Estate Institute of Canada. Grace is primarily involved in real property tax/assessment consulting and the appraisal of commercial property plus Grace conducts Reserve Fund Studies for condominium corporations. Grace commenced her real estate career with Rickard Realty Advisors Inc., continuing on with Suncorp Valuations Ltd. (1996-2004), and joining Brunsdon, Martin Appraisals in October of 2004.

EXPERIENCE

Property tax consulting work has typically involved reviewing and determining the validity of the real property assessments levied against commercial, industrial, institutional and multi-residential properties in various jurisdictions throughout the province. Where errors are identified, appeals are launched and evidence/argument is presented on the property owner's behalf in an attempt to ensure that a fair and equitable assessment is placed on the assessment roll. Grace has been qualified as an expert witness in assessment matters before a number of Boards of Revision and by the Saskatchewan Municipal Board, Assessment Appeals Committee.

Appraisal experience covers a broad spectrum of commercial, institutional, multi-residential and industrial properties, and includes market value appraisals amongst other types of real estate studies. Grace is an approved appraiser for a number of lending institutions and has completed assignments for local, provincial and national clients.

Reserve fund studies are mostly conducted for Condominium Corporations wherein the property is multi-residential or a mix of residential and commercial. A number of studies have also been completed for non-profit institutional type clients with large facilities and long range planning requirements.

In addition to completing the educational requirements for the AACI designation (granted 2002), Grace has taken numerous real estate and investment courses including but not limited to income/ investment analysis courses offered by the IAAO (International Association of Assessing Officers) and costing courses offered by Marshall Valuation Service. In 2015/2016 Grace completed the REIC's (Real Estate Institute of Canada) reserve fund planning courses and attained her CRP (Certified Reserve Planner) designation.

PROFESSIONAL MEMBERSHIPS

Government of Canada, Payments in Lieu of Taxes Dispute Advisory Panel Member (2011-2017)
Treasurer – Saskatchewan Association of Appraisal Institute of Canada (2006–present)
Member - Commercial Advisory Committee of the Saskatchewan Assessment Management Agency (SAMA) Board (1996–present)
Member - CREW Network – CREW Saskatoon