# APPRAISAL REPORT

## 133, avenue de la Baie-de-Valois
## Pointe-Claire (Quebec)

**File No. 683089E**

PARIS, LADOUCEUR & ASSOCIÉS INC.
ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

August 26th, 2025

Ms. Cindy Fisher
Coordinator – Urban Planning Advisory Committee – Urban Planning
City of Pointe-Claire
451, Saint-Jean Boulevard
Pointe-Claire, Quebec H9R 3J3

| | |
|---|---|
| Subject | Demolition Assessment Report on the replacement cost as new and depreciated, as well as an estimate of the potential renovation costs of the building |
| Address | 133, avenue de la Baie-de-Valois, Pointe-Claire (Quebec) |
| File No. | 683089E |

Dear Madam,

In accordance with the mandate, you entrusted us with, in reference to By-law PC-2818 concerning the demolition of buildings, we have estimated the replacement cost as new and depreciated for the building mentioned above. In addition, we have estimated the potential renovation costs of this building. Please note that these estimates will need to be validated with specialized contractors.

The subject property is a one-and-a-half-storey detached house on a foundation of concrete blocks and poured concrete, constructed in 1937 according to the information provided in the municipal assessment roll (2023–2024–2025) of the City of Montreal. The building is of very low quality. The living area measures 853 square feet on the main floor and 380 square feet on the second floor, for a total of 1,233 square feet of habitable space. It should be noted that the house is vacant, and its interior components are of poor quality, outdated, and obsolete. In addition, most components have reached the end of their useful life and will need to be replaced, in addition to numerous deficiencies that were observed. The house is located on a regularly shaped lot of 3,800 square feet.

For informational purposes, the property was sold on April 21st, 2022, for $120,000, under registration number 27176640 in the Quebec Land Register.


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Please note that, according to the recommendations of Ms. Louise Coutu, Architect, the following work should be carried out in the short term:

- Replacement of all interior floor coverings
- Renovation of the bathroom and kitchen
- General interior and exterior cleaning and decontamination work
- Major work on the interior finishes of walls, ceilings, floors, and staircase
- Replacement of the hot water tank
- Upgrading of the heating system
- Replacement of the main roof covering
- Application of sealant joints on the exterior walls where required
- Renovation of the exterior wall cladding
- Replacement of one exterior door and all windows
- Repair, waterproofing, and insulation work on the foundation walls
- Installation of a French drain
- Resurfacing of the asphalt driveway

Following our visit to the building, considering its general condition and according to the conclusions of Ms. Louise Coutu, architect, in her diagnostic inspection report (file ref. 2141-2025-06-18), we came to the following conclusions:

| | | |
|---|---|---|
| **Replacement cost** | **$202,000** | **(± $163,83 p/square foot)** |
| **Depreciated replacement cost (88% depreciation)** | **$25,000** | |
| **Estimated renovation cost** | **$190,000** | |

In the following pages, you will find a brief physical description of the building under study, photographs taken at the time of our visit on June 18th, 2025, a detailed breakdown of the replacement cost, and the estimated physical depreciation. You will also find an estimate of the renovation costs for this building. Please note that at the time this report was prepared, no bids from specialized contractors were available. Therefore, the estimated amount for the building's renovation should be interpreted with caution and supported by expert opinions from specialized contractors.

We hope that everything is in order and to your complete satisfaction, and we send you our best regards.

PARIS, LADOUCEUR & ASSOCIÉS INC.

Alexandra Latour, DAR
Certified appraiser

Alexandre Ladouceur, E.A.
Chartered appraiser

AL/AL/mem/nf

Attachment Expertise

# Photographes of the Subject Property


**Front view of the building**


**Right view of the building**

Photographes taken on June 18th, by Alexandra Latour, DAR

**PHOTOGRAPHES OF THE SUBJECT PROPERTY (contd.)**

**Rear view of the building**

**Left view of the building**

**PHOTOGRAPHES OF THE SUBJECT PROPERTY (contd.)**

**Neighbourhood**

**Neighbourhood**

# Table of Contents

# 1 Descriptive Data

## 1.1 DESCRIPTION OF THE PROPERTY

| | |
|---|---|
| ADDRESS | 133, avenue de la Baie-de-Valois, Pointe-Claire (Quebec) |
| CADASTRAL DESIGNATION | Lot 4 251 165 — Quebec Land Registry |
| TYPE OF PROPERTY | One-and-a-half-storey detached residence of very low quality, built on a foundation of concrete blocks and poured concrete. The right-side elevation includes an entrance, with a living room, dining room, kitchen with washer and dryer connections, and a bathroom. The second floor comprises two bedrooms. It should be noted that the basement is unfinished and serves as a crawl space. |
| YEAR OF CONSTRUCTION | 1937 (according to the assessment role of the City of Montreal) |
| ECONOMICAL LIFESPAN | 65 years |
| ACTUAL AGE | 88 years |
| APPARENT AGE | 60 years |
| REMAINING ECONOMIC LIFE | 5 years |
| GENERAL CONDITION | Based on the full inspection of the building as well as the diagnostic inspection report (ref. file 2141-2025-06-18) prepared by Ms. Louise Coutu, Architect, we estimate that the physical condition of the property is below average for its age. It should be noted that the house is vacant and that its interior components are of poor quality, outdated, and obsolete. Furthermore, most components have reached the end of their useful life and will need to be replaced, in addition to the numerous deficiencies observed. In our opinion, major renovation work is required in order to extend its economic life and to make the property competitive on the market. |

| BUILDING AREA | | |
|---|---|---|
| | Ground floor | 853 square feet |
| | Second floor | 380 square feet |
| | Total | 1 233 square feet |
| | Crawl space | 853 square feet |

**1.1 DESCRIPTION OF THE PROPERTY (contd.)**

| | |
|---|---|
| LAND AREA | 3,800 square feet, rectangular in shape |
| ZONING | RA47 |
| PUBLIC SERVICES | The location benefits from certain services offered by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs, sidewalks and lighting). |

## 1.2 TECHNICAL DESCRIPTION OF THE BUILDING

| | |
|---|---|
| EXCAVATION | Crawl space foundation |
| FOUNDATIONS | Concrete blocks and poured concrete |
| SLAB ON GROUND | None (bare earth) |
| FRAME | Load-bearing wood walls |
| STRUCTURAL FLOORS | Wood structure |
| EXTERIOR WALLS | Aluminum siding |
| DOORS AND WINDOWS | Wood casement and fixed windows<br>Wood casement skylight<br>Exterior glazed aluminum door |
| ROOF COMPOSITION | Flat and sloped roof<br>Wooden structure<br>Mineral wool insulation<br>Asphalt shingle roof<br>Wooden soffits and fascia |
| ELECTRICAL | Incandescent, halogen, and fluorescent lighting (non-functional)<br>Electrical panel (not inspected / not visible) |
| HEATING/COOLING/ VENTILATION | None |
| PLUMBING | Copper, ABS, cast iron, and steel<br>Water closet (1)<br>Built-in bathtub<br>Wood vanity with cultured marble countertop<br>Single stainless-steel sink<br>No water heater was observed<br>Washer-dryer hookup |

**1.2 DESCRIPTION TECHNIQUE DU BÂTIMENT (suite)**

| | |
|---|---|
| WALLS AND PARTITIONS | Painted gypsum board |
| | Plaster |
| | Prefinished |
| | Wood paneling |
| | Ceramic |
| FLOOR FINISHES | Parquet |
| | Wood strips |
| | Vinyl tiles |
| | Ceramic tiles |
| | Carpet |
| CEILING FINISHES | Painted board |
| KITCHEN FINISHES | Softwood cabinets |
| | Laminate countertops |
| MISCELLANEOUS | None |
| LANDSCAPING | Asphalt driveway |
| | Lawn |
| | Mature trees |
| | Shrubs |
| | Wooden porches with wooden railings on a wood structure |

## 1.3 MUNICIPAL ASSESSMENT AND SUMMARY OF OWNERSHIP

### 1.3.1 MUNICIPAL ASSESSMENT

| | |
|---|---|
| TRIENNIAL ROLL | 2023-2024-2025 |
| REGISTRATION NUMBER | 8135-73-8086-4-000-0000 |
| MARKET REFERENCE DATE | July 1, 2021 |
| LAND VALUE | $176 500 |
| BUILDING VALUE | 294 100 $ |
| TOTAL PROPERTY VALUE | 470 600 $ |

### 1.3.2 SUMMARY OF OWNERSHIP

| | |
|---|---|
| REGISTRATION NUMBER | 27 176 640 |
| SELLER | Ernst Rudiger Klos |
| BUYER | Grazia Giglione |
| SALE DATE | April 21th, 2025 |
| SALE PRICE | 120 000 $ |

## 1.4 GENERAL CONDITIONS OF THE BUILDING

Following our site visit, and with reference to the diagnostic inspection report (file ref. 2141-2025-06-18) prepared by Ms. Louise Coutu, architect, here is a summary of the building weaknesses that were noted. Please refer to the inspection report for the complete set of these weaknesses.

- **Foundation and slab-on grade**: We noted signs of water infiltration between two sections of poured concrete on the right-side wall. Additionally, moisture stains and efflorescence were observed on the foundation walls in various areas of the crawl space. To assess the condition of the foundation drainage, a specialized contractor should be consulted. It may be appropriate to install a French drain, as is standard practice today.

  The foundation walls are constructed of concrete blocks and partially of poured concrete. Cracks were observed in various locations, and displacement of some concrete blocks was also noted. Repair work should be undertaken promptly. Consult a specialized mason

  A large opening on the right-side wall is unprotected. Animals could enter the crawl space. Close the opening promptly.

- **Floor joists and load-bearing walls**: We were unable to verify the level of the floors due to clutter and unsanitary conditions. However, we observed that the floor had been leveled at various points from the access hatch to the crawl space. We also noted that the floor structure is weak compared to current standards.

  Mold was observed on some subfloor joists in the crawl space. Budget for cleaning the affected areas and have the stains characterized on the joists. Follow the recommendations provided by the expert.

  We observed that the ground beneath the floor gives way near the crawl space access hatch. Inspect the floor after removal of interior finishes and/or the heating system and reinforce as necessary.

  Water infiltration stains were noted on the right end of a beam. Ensure the exterior wall is watertight to prevent further deterioration.

  The beams were found to be weak and not secured to the concrete columns. Consult a structural engineer to reinforce them and follow their recommendations.

- **Roof structure**: Despite limitations due to the presence of trees around the building, we observed deformation on the right side of the roof. During roofing work, inspect the structure and reinforce any weaknesses. Consult a structural engineer if necessary.

- **Exterior cladding**: The underside of the siding has been closed with trim. For proper ventilation of the siding, the underside must remain open. We recommend drilling generous holes at regular intervals beneath the siding. Plan to replace the exterior cladding in the short to medium term to comply with current ventilation standards and prevent moisture and water retention that can cause structural wood rot.

  We observed that the aluminum siding is not watertight in all areas. Correct deficiencies to ensure proper waterproofing.

  The wall cladding is too close to the ground in some areas. Adjust the ground level where necessary.

**1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)**

- **Flashing and sealants**: The sealant joints are deteriorated in some areas and need to be redone. We recommend checking the condition of the sealants annually to prevent water infiltration into the building envelope and deterioration of internal components. Redo the sealant joints where required.

  We observed that there is no flashing above the openings in the exterior walls. Plan to remove the wall cladding above the openings to install flashing to prevent water infiltration.

- **Doors and windows**: The old wooden door on the right-side wall has been boarded up with plywood. Plan to replace the door in the short term.

  The building's windows are old and in poor condition, over 25 years old. To prevent condensation and water infiltration, plan to replace the windows in the short term.

  The various exterior stairs and the two porches are hazardous. Plan for a complete renovation in the short term to ensure safety around the building.

- **Terraces and balconies**: The various exterior stairs and the two porches are hazardous. Plan for a complete renovation in the short term to ensure safety around the building.

- **Eaves, fascia, and soffits**: We observed signs of water infiltration in the soffits of the left roof overhang around the chimney. Follow the recommendations in the "Roof " section.

- **Exterior landscaping**: The asphalt driveway is severely deteriorated. It will need to be renovated to prevent further damage during freeze-thaw cycles.

  Numerous miscellaneous debris are present around the property. Clean the exterior to ensure sanitary conditions.

- **Roof** : The asphalt shingles are in an advanced state of deterioration. Plan to replace the roofing within the next year.

  Branches and leaf debris cover a significant portion of the rear extension roof. Clean the roof to prevent plant growth.

- **Gutters**: Plants are growing in the gutters. Additionally, water is discharged near the foundation walls. Clean the gutters and add downspouts to direct roof water away from the foundation walls.

  We observed that there are no gutters on the rear roof overhang of the extension. Install a gutter with downspout and outlet to divert roof water away from the rear wall.

- **Flashing and parapets**: The metal flashing between the roof and the chimney is sealed at its upper part with caulking. Water infiltration was noted in the soffits of the left roof overhang around the chimney. Reseal the installation promptly to stop water infiltration.

- **Skylights**: We observed signs of water infiltration in the skylight of the rear bedroom on the upper floor. Inspect the skylight during roofing work to determine whether it can be retained or needs to be replaced.

**1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)**

- **Plumbing**: Plan for a complete renovation of the kitchen and bathroom.

  We observed that the P-trap under the bathroom sink has begun to leak. Replace the P-trap to prevent damaging leaks.

  The hot water tank was manufactured in 2004. Plan for its replacement in the short term.

- **Electrical**: The electrical supply cables pass through the trees at the front. It is your responsibility to trim the trees that encounter the wires. Plan for regular trimming of trees near the service lines. Have the electrical panel and aluminum cable connections inspected. Install grounded electrical outlets throughout the house by a licensed electrician.

  Old wooden and steel poles have been abandoned. Remove the poles and ensure the roof is watertight after their removal.

  To reduce the risk of electrocution, we recommend replacing the standard exterior outlet with a ground-fault circuit interrupter (GFCI) outlet.

- **Heating**: Have the furnace inspected by a specialist to determine its remaining useful life. Note that the unit has been abandoned in the crawl space. There is no oil tank on site.

  The furnace flue is abnormally rusted and has a negative slope toward the chimney. Plan to replace the flue if the unit is retained and ensure the flue has an upward slope toward the chimney.

  We observed that an oil line has been abandoned in the crawl space.

- **Chimney**: No comments to report.

- **Flooring**: During the kitchen inspection, we noted that the floor covering consisted of tiles that may contain asbestos. Plan for the removal of the flooring following asbestos removal protocols and conduct an asbestos test.

  The parquet and wood strip flooring are severely damaged. Plan for a complete renovation of the floor finishes.

- **Staircase**: We noted that there are no handrails on the upper floor staircase. Install handrails on the stair flights where they are missing.

- **Walls and ceilings**: Condensation in the exterior walls may have caused mold formation, although it could not be determined during the inspection. If necessary, conduct an air quality test and follow the expert's recommendations.

  Note that the joint compound of old gypsum or gyplap may contain asbestos. If you plan to carry out interior modifications in the building, conduct an asbestos test as a precaution.

  There is a window on the shower wall. We recommend adding a plastic curtain to prevent water infiltration into the adjacent wall through the door threshold.

  Interior finishes are damaged, either by punctures or by large-scale paint peeling. Plan for major renovation of interior finishes if the building is retained.

**1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)**

- **Cabinets** : The kitchen cabinets are very old and in poor condition. Plan for a complete kitchen renovation.

- **Water infiltration**: Several signs of water infiltration were observed inside the house. Ensure the necessary repairs are carried out.

- **Insulation and ventilation**: An opening was made in the ceiling of the front bedroom on the upper floor to inspect the attic insulation. Fiberglass insulation was observed. The insulation is insufficient compared to current standards. For improved insulation, it would be ideal to insulate above the roof structure.

  A large opening in the right-side foundation wall allows ventilation of the crawl space. However, this situation is not sustainable. Ideally, close the opening and ventilate the space using an HRV (heat recovery ventilator).

  We observed that the foundation walls of the building are not insulated. Plan insulation work in combination with the installation of a French drain.

- **Ventilation** : Due to the unsanitary conditions, we did not verify the presence or proper operation of a bathroom fan, a range hood, or a dryer vent. If the house is rehabilitated, ensure that these systems are present and fully functional.

- **Other**: The house is affected by significant and widespread unsanitary conditions. Mold was also observed in various locations on the interior finishes. Disposal and decontamination are required if the building is retained.

The building under study is of poor quality, and most of its interior components are outdated. Furthermore, most components have reached the end of their useful life and will need to be replaced in the short term. In addition, several deficiencies were noted in the building that must be corrected. We are therefore of the opinion that major renovation work is required to extend its economic life and make it competitive on the market.

# 2 Analysis

## 2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

### 2.1.1 REPLACEMENT COST ESTIMATE

The replacement cost as new must be distinguished from the cost of reproduction and represents the cost of replacing a building (and improvement) with one of equal value (based on current construction standards and equivalent and commonly available materials).

The replacement cost of the building was estimated at **$202,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about $163.83** per square foot of living space.

### 2.1.2 DEPRECIATION MEASUREMENT

The application of the cost method includes the measurement of the various forms of depreciation and obsolescence that cause a loss in value of the building, in relation to its value in new condition. The various forms of depreciation are as follow:

- Physical depreciation (curable or incurable).
- Functional depreciation (curable or incurable).
- Economic depreciation.

**Physical curable depreciation**

Curable physical depreciation generally results from deferred maintenance, i.e., the need for a buyer to carry out in the very short term the repairs or replacements required for the building to return to its normal state of maintenance and become competitive again.

**Physical incurable depreciation**

Incurable physical depreciation is the general deterioration of building materials caused by the aging of the building. Generally, it is the deterioration of building components that cannot be repaired at a cost less than or equal to the increase in value caused by this repair. Incurable physical depreciation is measured using the age/life method for each of the building's components, using the Marshall & Swift table.

For the purposes of this report, we have estimated physical impairment (curable and incurable) at **88 %**, representing a weighted percentage of the various physical components. This indicates a depreciated building value of **$25,000.** Note that this depreciation takes into consideration that the building is of low quality, that some of the components are at the end of their useful life and that several deficiencies have been identified.

### 2.1.2 DEPRECIATION MEASUREMENT (contd.)

**Table 1 — Replacement Cost and Depreciation**

| Building Components | Replacement Cost | Physical Depreciation (%) | Depreciated Replacement Cost |
|---|---|---|---|
| Footing/excavation/wall foundation | 29 431 $ | 93% | 1 991 $ |
| Frame | 3 056 $ | 74% | 795 $ |
| Floorstructure | 13 358 $ | 74% | 3 473 $ |
| Floor cover | 11 186 $ | 100% | 0 $ |
| Ceilling | 5 974 $ | 100% | 0 $ |
| Wall finition | 2 366 $ | 100% | 0 $ |
| Interior construction | 43 243 $ | 74% | 11 243 $ |
| Plumbing | 9 666 $ | 74% | 2 513 $ |
| Electricity | 6 483 $ | 74% | 1 686 $ |
| Heating/cooling/ventillation | 14 710 $ | 0% | 1 471 $ |
| Exterior wall compostion | 48 086 $ | 100% | 0 $ |
| Roof | 10 598 $ | 87% | 1 427 $ |
| Miscellanous | 0 $ | 0% | 0 $ |
| Annexes (balcony, terraces, ramps) | 3 883 $ | 100% | 0 $ |
| Total | 202 040 $ | 88% | 24 598 $ |
| **Rounded total** | **202 000 $** | **88%** | **25 000 $** |

## 2.2 ESTIMATED RENOVATION COST

At your request, we have estimated the potential renovation costs for the building, based on our visit and with reference to the building's diagnostic inspection report (ref. file 2141-2025-06-18) prepared by Ms. Louise Coutu, Architect. Please note, however, that the estimated amount for these works is approximate and should be verified with specialized contractors. Certain hypothetical deficiencies observed may require more specific expert assessments and are not included in the renovation costs (decontamination, cleaning, asbestos testing, etc.).

**Table 2 — Approximate Renovation Cost of the Building**

| Renovation Work | Approximate Renovation Cost (to be validated) |
|---|---|
| Installation of a French drain, repair, waterproofing, and insulation of the foundation walls | 25 000 $ |
| Refurbishment of exterior aluminum siding | 45 000 $ |
| Replacement of one exterior door and the windows | 8 000 $ |
| Rehabilitation of exterior balconies and staircases | 4 000 $ |
| Replacement of a portion of the roof | 5 000 $ |
| Replacement of interior flooring | 8 000 $ |
| Interior wall and ceiling finishing work (painting, moldings, interior doors, Gypsum replacement) | 6 000 $ |
| General electrical work/correction of anomalies (lump sum) | 3 000 $ |
| Replacement of the water heater | 1 000 $ |
| Upgrading of the heating system | 5 000 $ |
| Renovation of the kitchen and bathroom | 30 000 $ |
| Miscellaneous (installation of a gutter with downspout and outlet, interior staircase handrail, flashing, openings, installation and replacement of sealant joints, asphalt paving of the driveway) | 4 000 $ |
| Subtotal | **144 000 $** |
| Contingencies (±15 %) | 21 600 $ |
| Sbtotal | 165 600 $ |
| Taxes | 24 799 $ |
| TOTAL | 190 399 $ |
| **Rounded total** | **190 000 $** |

We therefore estimate the approximate renovation cost at $190,000 (including taxes and contingency fees). Please note that this amount does not include:

- The possible removal of mold and asbestos (hypothetical work).

# 3 Conclusion

## 3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **$202,000** based on the Marshall & Swift Valuation Services cost manual, published by CoreLogic.

Based on the site visit, the building's general condition, and with reference to the inspection report (file no. 2141-2025-06-18) prepared by Mrs. Louise Coutu, architect, we estimate the overall physical depreciation of the building at **88 %**. This provides us with a depreciated building value of **$25,000**. Note that this depreciation considers that the building is of low quality, that some components are at the end of their useful life and that deficiencies have been identified.

Additionally, at your request, we estimated the potential renovation cost at **$190,000,** subject to validation by specialized contractors. This cost does not include some hypothetical work, as mentioned on the previous page.

## 3.2 CERTIFICATION

**We certify that:**

- Alexandra Latour, certified appraiser, has personally visited the property being appraised on June 18th, 2025.
- We have not based my remuneration on a pre-established conclusion of value.
- We have researched, to the best of our ability, the information contained in this report.
- We have no present or future interest in the properties covered by this appraisal report and no personal relationship with respect to the parties involved.
- We have not deliberately omitted or overlooked any material facts in connection with this appraisal.
- We have conducted this appraisal in accordance with the rules of the Appraisal Institute of Canada's *Code of Professional Ethics*.

We, the undersigned, Alexandra Latour, certified appraiser, and Alexandre Ladouceur, chartered appraiser, certify that to the best of our knowledge, the information contained in this report, including the analyses, opinions, and conclusions resulting therefrom, is accurate, subject to the assumptions and reservations set forth herein.

PARIS, LADOUCEUR & ASSOCIÉS INC.

Alexandra Latour, DAR
Certified appraiser

Alexandre Ladouceur, E.A.
Chartered appraiser

# Photographs of the Subject

**Living room**

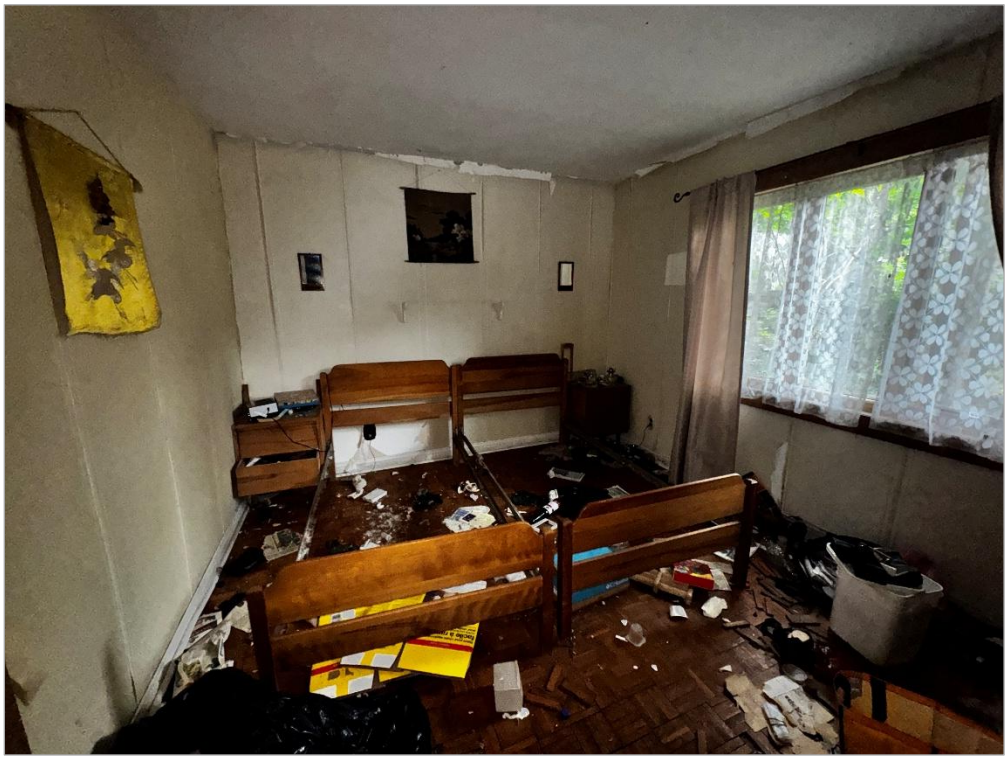
**Dining room**

**PHOTOGRAPHS OF THE SUBJECT (contd.)**

**Kitchen**

**Bathroom**

**PHOTOGRAPHS OF THE SUBJECT (contd.)**



**Ground floor bedroom**

**Basement**

**PHOTOGRAPHS OF THE SUBJECT (contd.)**

**Staircase to the upper floor**

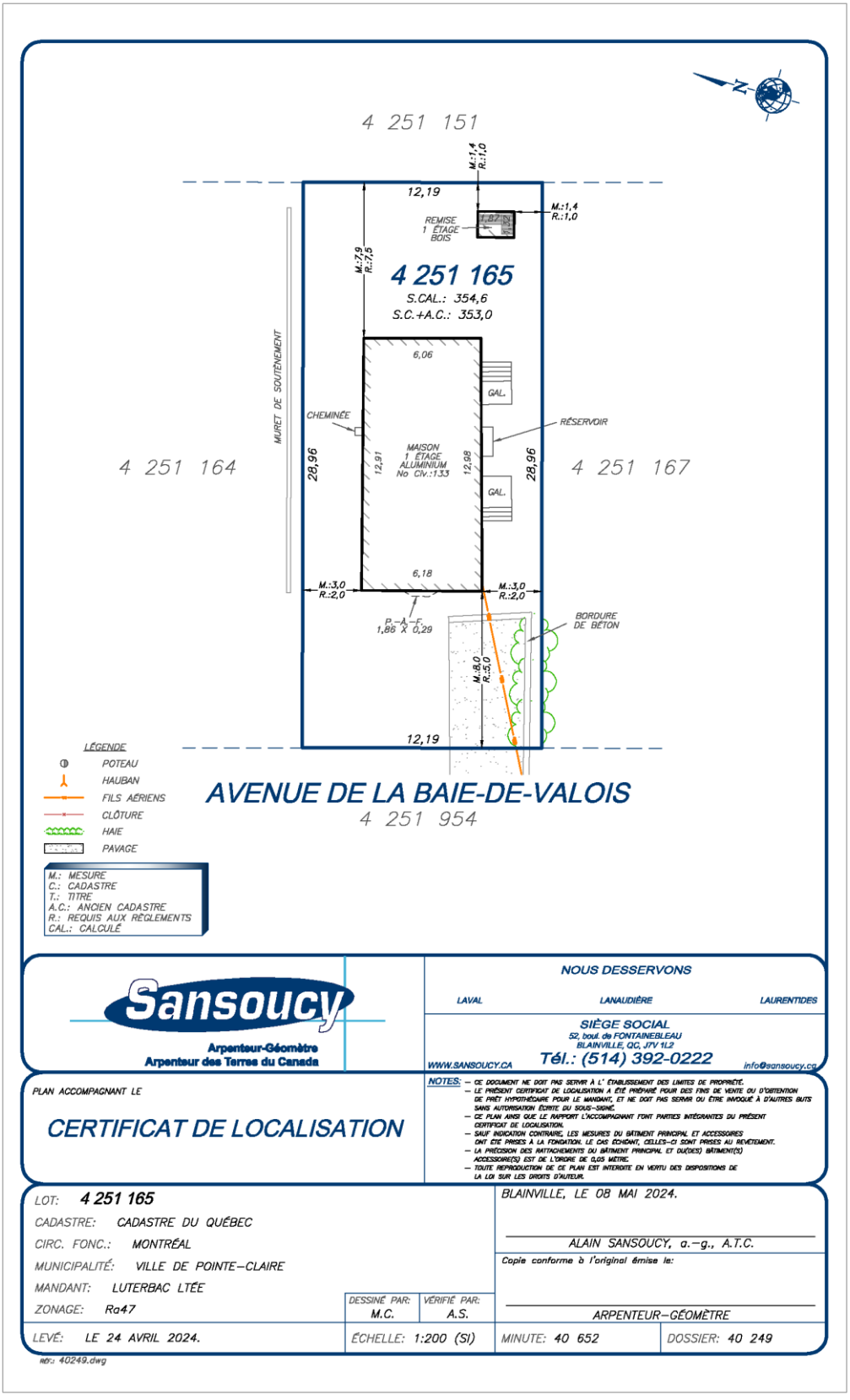
**Staircase to the upper floor**

**PHOTOGRAPHS OF THE SUBJECT (contd.)**

**Master bedroom**

**Bedroom**

# Certificate of Location



# Professional Qualifications

## PROFESSIONAL QUALIFICATIONS OF ALEXANDRE LADOUCEUR

### Academic Studies

| | |
|---|---|
| 2020-2022 | Université du Québec en Outaouais<br>*Certificat en administration* (completed) |
| 2018-2020 | Université du Québec en Outaouais<br>*Certificat en gestion et évaluation immobilières* (completed) |
| 1997-2002 | Externat Sacré-Cœur Rosemère<br>*Diplôme d'études secondaires* (completed in 2002) |

### Professional Experience

| | |
|---|---|
| 2023 to present | Chartered appraiser (C. App.) and vice-president for Paris, Ladouceur & Associés Inc. (expropriation, mortgage, insurance) |
| 2020-2023 | Certified appraiser (DAR) for Paris, Ladouceur & Associés Inc. (expropriation, mortgage, insurance) |
| 2002-2019 | Appraisal technician for Paris, Ladouceur & Associés Inc. (appraisal, research and analyses for financing purposes, inheritance, litigation, sales, insurance, investment, market research, subdivisions) |

### Specific Experience

- Appraisals and negotiations for the purposes of acquisition, disposal, mutual agreement and expropriation
- Appraisals and negotiations for municipal consultation purposes
- Appraisals for mortgage financing
- Appraisals for insurance purposes
- Appraisals for capital gain
- Appraisals for litigation purposes (divorce, bankruptcy law, etc.)
- Consultant for various construction and development projects (subdivisions)

### Advanced Class and Seminars

- Basic concepts and application of the Income Approach
- Basic concepts and application of the Cost Approach
- Basic concepts and application of the Comparison Approach
- Professional obligation, ethics, and professionalism

### Professional Association

Member of the Ordre des Évaluateurs Agréés du Québec