

APPRAISAL INSTITUTE OF CANADA - ONTARIO

# ANNUAL REPORT

# 2024





# WHO WE ARE

The Appraisal Institute of Canada - Ontario (AIC-ON) was established in 1971 as the leading voice for the appraisal and valuation industry in the province. Our members complete approximately 440,000 third-party appraisals on an annual basis, representing \$794 billion worth of traditional and non-traditional property.

The 2,500 AIC-ON appraisers in the province provide an essential service for the financial and housing sectors. Our members are a core component of the real estate industry, connecting with developers, mortgage brokers, real estate agents, businesses, and homeowners every single day across the province.

## WHAT WE PROVIDE



Advocacy &  
Government  
Relations



Learning &  
Events



Member  
Services &  
Support

# LETTER FROM THE PRESIDENT



**ALINDA DEKKER-DOUCET**

P. App., CRA  
President of AIC-ON

As I reflect on the past year, I am immensely proud of the resilience and hard work that has defined our association. Despite unexpected challenges that affected many of our members, our board, volunteers, members and staff rose to the occasion, showing unwavering commitment to our profession.

A key achievement was completing our 2025-2028 strategic plan, a comprehensive roadmap that strengthens services, enhances member engagement, and secures critical data access. With this in place, we are better equipped to drive meaningful change, advocate for our members, and provide necessary support. We will report annually on our progress to ensure accountability and transparency.

This year, we prioritized deepening engagement with members across Ontario. By attending chapter meetings and addressing concerns firsthand, we gained valuable insights that shaped our future direction.

We also navigated significant changes in the appraisal industry. A major victory was securing candidate member access to the PropTx system, now benefiting over a third of our members. Additionally, we pushed for PropTx to expand its search capabilities to three years, further supporting our work.

Looking ahead, we are committed to expanding data options for appraisers. We are actively pursuing partnerships with providers like GeoWarehouse and MPAC to ensure our members have reliable, up-to-date information at their fingertips.

The challenges we faced this year have only strengthened our resolve. I am grateful for the dedication of our board, members, and volunteers. As we move forward, we do so with a clear vision and the momentum to continue making a lasting impact. Thank you for your continued support.

Sincerely,

A handwritten signature in black ink that reads "A Dekker". The signature is fluid and cursive.

Alinda Dekker-Doucet P. App., CRA  
AIC-ON President

# RESPONDING TO EVOLVING NEEDS OF MEMBERS

At the heart of our organization is a commitment to responding to the evolving needs of our **2,525 members**. We welcomed **94 new members** and celebrated **71 candidates** receiving their designations. We recognized the longstanding contributions of **nineteen 50-year members** and **seventy-nine 40-year members**.

AIC-ON is committed to providing exceptional support to its members by fostering a strong community and offering valuable resources to help them thrive in their careers. Below are some of the ways we have supported our members this year.



Scholarship Winners

**11**



Chapter Events Held

**19**



Webinars Held

**4**



Number of Inquiries

**2,269**



Chapter Event Attendees

**611**



Webinar Attendees

**325**

# CELEBRATING YOUR CONTRIBUTIONS

We proudly highlight the incredible contributions of our members, who collectively completed thousands of appraisals throughout the past year. Our members have played a crucial role in shaping the real estate landscape. Their dedication not only supports the integrity of the industry but also drives growth and stability in the market. Their ongoing contributions are a testament to the essential role they play in maintaining the highest standards of the appraisal profession.



Number of Appraisals  
(Residential)

**350,586**

Total Value of  
Appraised Properties  
(Residential)

**\$410.8 B**



Number of Appraisals  
(Commercial)

**88,952**

Total Value of  
Appraised Properties  
(Commercial)

**\$376.6 B**



Number of Appraisals  
(Non-Traditional)

**3,142**

Total Value of  
Appraised Properties  
(Non-Traditional)

**\$6.7 B**

Source: Appraisal Institute of Canada



# EMPOWERING 2024: AIC-ON CONFERENCE

The 2024 AIC-ON Conference, held May 1-3, 2024 at Casino Rama Resort in Orillia, Ontario, brought together appraisers from across the province for two days of learning, networking, and professional development. From thought-provoking keynote presentations to interactive workshops and a vibrant exhibitor showcase, attendees had numerous opportunities to connect, collaborate, and gain fresh insights.

Thank you to everyone who joined us—we look forward to continuing the momentum at the 2025 conference in Niagara Falls!

**139**

Attendees

**11**

Sponsors

**9**

Sessions

**14**

Speakers



# CULTIVATING PARTNERSHIPS

Through continued stakeholder engagement, AIC-ON is elevating member priorities and laying the foundation for meaningful, long-term partnerships.

## Queen's Park Day

On March 19, 2024, AIC-ON met with 17 MPPs and their staff to highlight the vital role of appraisers in protecting consumers and ensuring fair real estate transactions. These meetings strengthened relationships, raised awareness, and reinforced AIC Ontario as a trusted voice in real estate policy.

## Webinars with New Partners

AIC-ON brought fresh perspectives to its members by partnering with AOLE. The first session for our shared members covered Community Benefit Charges. We look forward to continued collaboration on shared topics with AOLE and similar like-minded associations.

## Exploring Data Access Solutions

In 2024, AIC-ON held over 15 meetings with data providers like MPAC and PropTx to improve access to essential property data and explore cost-effective solutions. We're committed to supporting members with the tools needed for high-quality, evidence-based appraisals.



# CELEBRATING EXCELLENCE

## PRESIDENT'S AWARD OF EXCELLENCE



**DINO GIULIANI**

P. App., AACI

The AIC-ON President's Award of Excellence recognizes designated members who are leaders that have created a legacy through involvement with the AIC-ON community.

Dino showed exemplary leadership and dedication to AIC-ON and the appraisal community. He made a lasting impact on the board as Director and President, and through the creation of the York Chapter. His active involvement in conferences, stakeholder events, and as a mentor reflected his commitment to advancing the profession. Dino's professionalism, insight, and strategic contributions brought fresh perspectives and strengthened the Board's effectiveness during his tenure. We celebrate Dino's accomplishments as the 2024 award winner.

## SCHOLARSHIPS

AIC-ON awarded \$5,000 in scholarships to support aspiring valuation professionals. Toronto Chapter contributed an additional \$6,000 in scholarships, reinforcing our shared commitment to education and professional development. Congratulations to all our 2024 scholarship winners!





# CELEBRATING EXCELLENCE

## SCHOLARSHIPS

 Appraisal Institute of Canada  
Ontario



**MATIN BOZORG**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



**PAUL (YU) MING**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



**CODY VOSSOS**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



**MIKE ROCCA**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



**HANNAH JAKOB**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



**STEVEN MORGAN**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



**RYAN MACINTOSH**

2024 Scholarship Winner

 Appraisal Institute of Canada  
Ontario



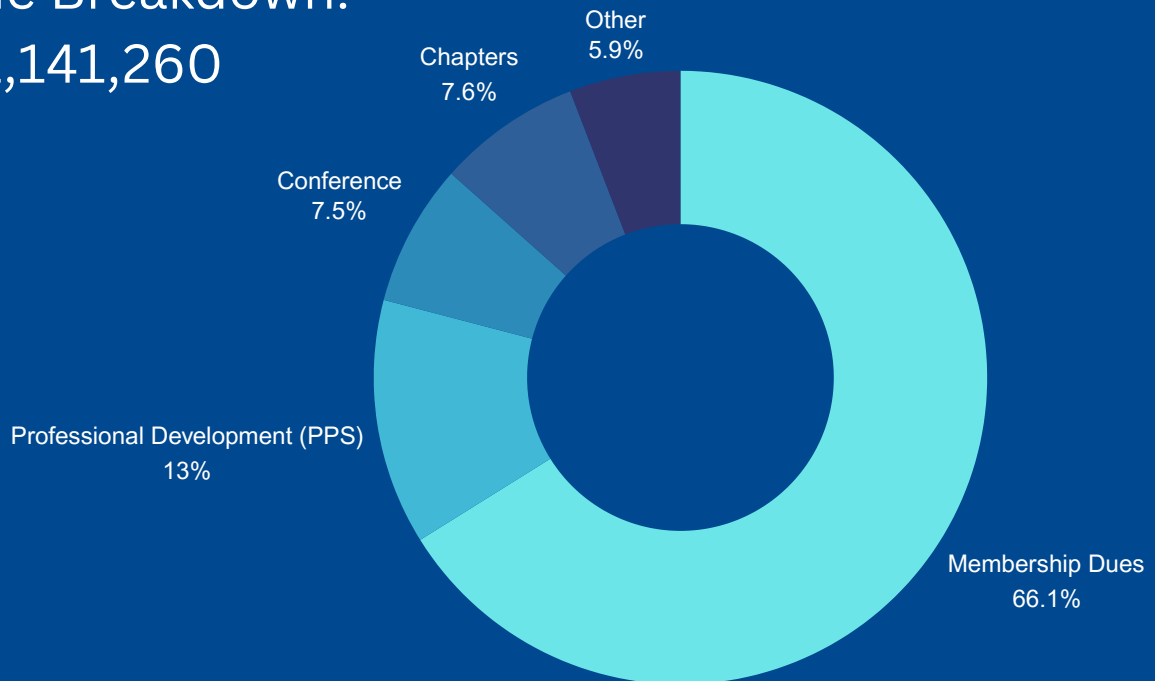
**SCOTT VAN HAREN**

2024 Scholarship Winner

# FINANCIAL STATUS AT A GLANCE

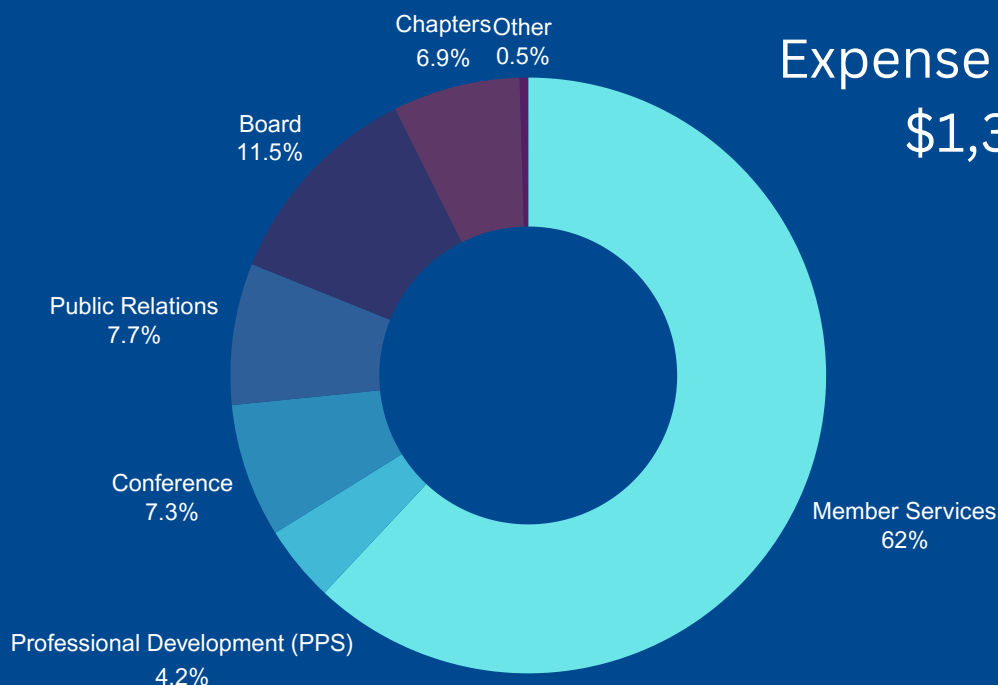
## Revenue Breakdown:

\$1,141,260



## Expense Breakdown:

\$1,378,893



# THANK YOU BOARD MEMBERS



**President**  
Alinda Dekker-Doucet  
P. App., CRA



**Past President**  
Eric Tworo  
P. App., AACI



**Director at Large**  
Karen Koebel-Medlicott  
P. App., CRA



**Director at Large**  
Voula Vercillo  
P. App., CRA



**Region 1/President Elect**  
Stephen Otto  
P. App., CRA



**Region 3**  
Demitry Omrin  
P. App., AACI



**Region 4**  
Lora Wylie  
P. App., CRA



**Region 5**  
Adam Thompson  
P. App., CRA

**Region 2**  
Vacant

**Region 6**  
Vacant



**Region 7**  
Nakita McRae  
P. App., AACI



**Chief Executive Officer**  
Margie Carlson  
Secretary/Treasurer

# THANK YOU COMMITTEE MEMBERS

## FINANCE AND AUDIT COMMITTEE

Chair: Russell Enns P. App., CRA (May 2024 - February 2025)

President: Alinda Dekker-Doucet P. App., CRA

Past President Eric Tworo P. App., AACI

Karen Koebel-Medlicott P. App., CRA

Peter Chan P. App., AACI

## PROVINCIAL ADVOCACY COMMITTEE

Chair: Past President Eric Tworo P. App., AACI

President Alinda Dekker-Doucet P. App., CRA

Stephen Otto P. App., CRA

Demetry Omrin P. App., AACI

Lora Wylie P. App., CRA

Dan Brewer P. App., AACI

Tracey Davies P. App., CRA

Ben Ellens P. App., AACI

## GOVERNANCE & NOMINATIONS COMMITTEE

Chair: Dianna LeBreton P. App., CRA (May 2024 - January 2025)

President Alinda Dekker-Doucet P. App., CRA

Past President Eric Tworo P. App., AACI

Sean Smith P. App., CRA

Adam Thompson P. App., CRA

Demetry Omrin P. App., AACI

## CONFERENCE AND PROFESSIONAL DEVELOPMENT COMMITTEE

Chair: Nakita McRae P. App., AACI

Voula Vercillo P. App., CRA

Stella Maltzov P. App., CRA

Paul Duarte P. App., CRA

Meegan Scanlon P. App., CRA





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