



The Mass Appraisal Specialist (MAS) IAAO's Newest Designation

Why a New Designation Focused on Mass Appraisal?

As a valuation process, key to IAAO education and member practices world-wide, mass appraisal was not well-represented in IAAO's existing real property designations. The MAS designation is designed to target this strength and core competency of IAAO and provide a symbol of professionalism to our members who are dedicated to practicing mass appraisal.

The purpose of the MAS designation is to recognize professionalism and competency in a wide range of matters covering mass appraisal theories, techniques and application. IAAO members will be able to use this designation in conjunction with the valuation of a wide range of property types, property appraisal and assessment administration issues and property tax policy statements in accordance with IAAO's commitment to excellence.

The MAS Among our Other Designations

The MAS designation is joining a family of five existing IAAO professional designations. The MAS is a specialist designation, in line with the RES, AAS, CMS, and PPS. Like these designations, it requires only three years of experience in the specialty, yet its education and demonstration of knowledge requirements focus heavily on mass appraisal modeling. The CAE remains the flagship designation, denoting the highest level of education and experience in residential and commercial real property appraisal, assessment administration, and tax policy; as such, the CAE requires five years of experience among these areas. The broader requirements of the CAE allow much focus on single property appraisal. The new MAS designation requires focus on mass appraisal modeling in both education and demonstration of knowledge. Those who hold the MAS designation signify their competence, knowledge, and experience in mass appraisal theory and practice.

Early Candidates

The MAS candidates early in the program will, by necessity, need to be highly proficient and confident in the mass appraisal practices presented. ***You will need both the required coursework and extensive experience in modeling to fulfill the project requirement.*** We will be fine-tuning the program to better-assist candidates working to master the material to also achieve designation with a more guided demonstration report option. This option will likely be available in 2018 or beyond. In the early months of establishing this new designation, we will also be working to build our list of Professional Designation Advisors. No advisors are currently available.

Applications

Applications are now being accepted for MAS candidacy. See www.iaao.org/designations for more information and to download a candidacy application.

FAQ's

Question: I'm currently pursuing the CAE or RES designation and am also interested in the MAS designation. Should I switch to the MAS or pursue both?

Answer: Each designation signifies something about your career thus far and even about your career goals. Which designation(s) you pursue should be based on your education and experience thus far while also taking into account your career aspirations. The MAS pairs nicely with either the CAE or RES. The CAE proclaims your professional credentials in income-producing and residential appraisal, among other things; the RES does the same in residential. The MAS proclaims your proficiency in mass appraisal concepts and practice.

Question: Has consideration been given to allow perhaps the current IAAO Course 312: Commercial/Industrial Modeling Concepts to substitute for the general 332 Modeling Concepts course?

Answer: Course equivalencies are based in part on whether the proposed equivalent course will fulfill the objectives of the required course and prepare one for the questions on the designation exams that stem from the required course. As the designation has just been approved, it is too early to speculate on possible equivalencies.

Question: The MAS experience requirement verbiage is very general. Does this include those of us who work as appraisers in a jurisdiction where property valuation is mass appraisal based? What about those who work in a state-level oversight agency?

Answer: The MAS designation is designed for practitioners. In fact, practitioners will be the ones best-suited to meet the demonstration of knowledge requirement in the early release of this designation. If you are an appraiser that works in an assessment office who participates in the mass appraisal process, your experience is acceptable towards the MAS designation. Experience demonstrated must come only from working directly in the appraisal process.

Question: I've looked at the demonstration report writing guide for a mass appraisal report. I'm not confident that I can write this kind of report. Does this mean the MAS is not for me?

Answer: Not necessarily. The required courses give one a foundation for applying mass appraisal principles, so completing the coursework will provide some knowledge necessary in completing the report requirement. But early MAS candidates will need to rely on the knowledge and experience they have gained in working with data and models in their work to be successful. IAAO is working on offering a guided or assisted report writing process for the MAS for those with less of this type of experience. This option is expected to be available sometime in 2018.