



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. 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 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.

Timeline

The MAS designation was approved at the April 2016 Executive Board meeting. However, we do not anticipate awarding the first MAS designation until late 2017. One of the required courses, Course 333 Residential Model Building, is still in development and is slated to be released in mid-2017. Further, a highly anticipated guided demonstration report option will be developed and is slated to be available in mid-2017 as well. This will likely be a popular choice in meeting the demonstration of knowledge requirement, especially for international members.

Early Interest

While the new designation is not yet available for enrollment, those interested in pursuing it can begin working on the requirements by taking the required courses. They can even use the new [Guide to Real Property Demonstration Mass Appraisal Report Writing](#) to begin writing a demonstration report in the existing manner if desired. We will widely announce when candidacy applications will begin to be accepted, as well as when the guided demonstration report option will be available.

Designation Requirements

For reference only. IAAO's Procedural Rules contain the most recent and binding requirements.

Mass Appraisal Specialist (MAS)

The purpose of the MAS designation is to recognize professionalism and competency in the discipline of mass appraisal of real property for tax purposes. IAAO members may use this designation in conjunction with the valuation of a wide range of real property types in accordance with IAAO's commitment to excellence.

To qualify for the MAS designation, the following general requirements must be applicable on the date of sitting for the comprehensive examination.

- (a) The candidate must be a member of IAAO member in good standing and a candidate in in the MAS program.
- (b) The candidate must have at least three (3) years of experience in mass appraisal of real property.
- (c) The candidate must have credit for the following seven (7) educational courses:
 - (1) **IAAO Course 101:** Fundamentals of Real Property Appraisal
 - (2) **IAAO Course 102:** Income Approach to Valuation
 - (3) **IAAO Course 300:** Fundamentals of Mass Appraisal
 - (4) **IAAO Course 331:** Mass Appraisal Practices and Procedures
 - (5) **IAAO Course 332:** Modeling Concepts
 - (6) **IAAO Course 333:** Residential Model Building
 - (7) **IAAO Workshop 171:** Standards of Professional Practices and Ethics or IAAO online Standards of Practice and Professional Ethics Supplement.
 - (8) Residents of the United States are required to take either IAAO 151 or a Foundation-approved two-day USPAP course. Examination cannot be challenged. Residents outside the U.S. must provide proof of passage of a course covering the particular appraisal standards that govern appraisers within their jurisdiction in lieu of taking either IAAO 151 or a Foundation-approved two-day USPAP course. In the absence of a local standard, USPAP is required.
- (d) Prior to sitting for any exam or submitting any report under this section, a candidate must be an IAAO member and a candidate in good standing in the MAS program. The candidate must have satisfactorily completed one of the following:
 - (1) A real property demonstration report using all three approaches to value on a universe of residential properties
 - (2) A real property demonstration report using all three approaches to value on a universe of commercial income producing properties
 - (3) A guided real property demonstration report using all three approaches to value on a universe of properties
- (e) The candidate must pass a four-hour MAS Comprehensive Examination. This examination can be given only after all other requirements have been met.
- (f) Upon successfully completing the MAS Comprehensive Examination, the candidate must submit an affidavit attesting to experience before the designation can be conferred.
- (g) The candidate must, prior to sitting for the MAS master examination, hold an associate's degree (or equivalent) or higher from an accredited college or university. In lieu of an associate's degree, candidates must be a high school graduate (or equivalent) and satisfy one of the following options:

- (1) Complete a minimum of twenty-one semester hours of specific area coursework or pass College-Level Examination Program (CLEP) exams equivalent from an accredited college or university with a grade of "C" or higher. Subject areas include: English Composition, Economics or Finance, Geography, Algebra, Geometry, Statistics or higher mathematics, Accounting, Business Law, Real Estate Law or Valuation. Three semester hours equals ten points; 70 points are required.
- (2) A minimum of seven years of verifiable mass appraisal and/or assessment administration experience. One year of experience equals ten points; 70 points are required.
- (3) Any combination of education and experience specified in section (g)(1) and (g)(2) that equals 70 points.

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. (Please note that those applying for a MAS candidacy must possess a bachelor's degree before sitting for the master examination.)

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 and exams have yet to be written, 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. 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.