

Lisa Campbell, ARA, AACI, P.App
Real Estate Appraiser & Consultant

Professional Experience

Lisa Campbell, ARA, AACI, P.App has been appraising real estate since 1993. Ms. Campbell spent the first eighteen years of her career appraising real estate (including urban industrial, commercial and investment properties and rural / agricultural properties) in the Niagara Region and Haldimand County. Throughout this time, Ms. Campbell worked as an Associate Appraiser with Kernahan & Graves Real Estate Co. Limited (1993 to 2001) and then as a Senior Appraiser with Ridley & Associates Real Estate Services Limited (2001 to 2011) in St. Catharines, ON. During this time, in 2005, Ms. Campbell received the Accredited Appraiser of the Canadian Institute (AACI, P.App) designation from the Appraisal Institute of Canada.

In 2011, Ms. Campbell left the Niagara Region to join the Altus Expert Services® Team of Altus Group Limited in its Toronto office. Altus Group Limited is Canada's largest real estate services company; the Altus Expert Services® Team specializes in the valuation of real estate for litigation and expropriation purposes. While at Altus Group, Ms. Campbell provided real estate appraisal and consulting services of both urban and rural real estate throughout southern Ontario for litigation, expropriation and right-of-way corridor purposes.

In 2015, Ms. Campbell returned to the Niagara Region to become the principal of Campbell & Company Appraisals Inc., a company committed to providing high quality commercial real estate valuation services in the Niagara Region and Haldimand County. In 2016, received the Accredited Rural Appraiser (ARA) designation from the American Society of Farm Managers and Rural Appraisers, North America's specialized rural / agricultural real estate professional association.

During the course of her career, Ms. Campbell has developed expertise in appraising a wide variety of industrial, commercial and investment real estate property types, with a specialization in the valuation of agricultural and rural real estate.

Education

American Society of Farm Managers and Rural Appraisers (ASFMRA): completion of educational / work experience requirements and awarded designation Accredited Rural Appraiser (ARA), 2016

Appraisal Institute of Canada (AIC): completion of educational / work experience requirements and awarded designation Accredited Appraiser Canadian Institute (AACI), 2003

University of Western Ontario (UWO): awarded Bachelor of Arts degree (Administrative and Commercial Studies), 1988

Expert Witness Testimony

Qualified as an Expert Witness, Ontario Superior Court of Justice

Appearance at Board of Negotiation (BON)

Selected Project Experience

- Appraisal of large tracts of federal land (urban and rural) along the east and west sides of the Welland Canal, from St. Catharines, ON to Port Colborne, ON.
- Appraisal, appraisal review and reply review regarding two agricultural properties, the valuation of which included an estimate of the contributory value due to renovations / improvements made to the properties over a 30-year period;
- Appraisal, review of an appraisal presented by opposing council and expert witness testimony regarding a fraud case involving a cash crop farm;
- Appraisal of two contiguous urban properties, the valuation of which included the estimated diminution in market value caused by the parcels being merged on title, in a professional negligence case;
- Appraisal of an urban property which included the estimated diminution in market value caused by the presence of an easement running through the property, in a professional negligence case;
- Management of an extensive land rate study involving an infrastructure corridor running through the Greater Toronto Area westward to Lake Erie in an arbitration matter arising from a lease dispute between numerous utility companies. The project involved numerous retrospective effective dates going back 16 years, and the compilation of hundreds of comparable sales;
- Team member for the Defendant (2001-2010) on a class action suit against a major refinery in Port Colborne, ON with regard to an alleged detrimental effect on market values of the surrounding residential properties;
- Numerous appraisals of agricultural and rural property for expropriation purposes in conjunction with the Highway 407 East extension;
- Appraisal of various partial interests (partial taking and temporary limited interest) for expropriation purposes on an industrially-zoned parcel.

Presentations, Seminars & Published Work

'CUSPAP, The Ontario Expropriations Act and Jurisdictional Exception', Canadian Property Valuation Magazine, Appraisal Institute of Canada, Volume 60, Book 2 (Q2, 2016)

'The Effect of the Reinvention of Canada's Wine Industry on Land Values in Ontario's Niagara Region', Canadian Property Valuation Magazine, Appraisal Institute of Canada, Volume 59, Book 1 (Q1, 2015)

'Agricultural Appraisal in Ontario – Producing a Credible Appraisal Report to Estimate Compensation in the Expropriation Process', Ontario Expropriation Association Newsletter, Spring 2013

'Agricultural Appraisal in Ontario', a seminar presented to Ministry of Transportation Ontario (MTO) property officers and real property supervisors at the 2013 Ministry of Transportation Real Estate Forum, November 2013

Memberships

Accredited Member of the Appraisal Institute of Canada (AIC)
Accredited Member of the American Society of Farm Managers and Rural Appraisers (ASFMRA)
Member of the Ontario Expropriation Association (OEA)
Associate Member of the Realtors Association of Hamilton & Burlington (RAHB)
Associate Member of the Niagara Association of Realtors (NAR)

Committee Work

Member of the Niagara Chapter AIC Executive, 1995 to 1999
Vice-President, Ontario Chapter ASFMRA, 2011 to 2013
President, Ontario Chapter ASFMRA, 2013 to 2015

Partial Client List

Listed below is a partial list of clients for whom Lisa Campbell, B.A., ARA, AACI, P.App has provided real estate appraisals, appraisal review reports, land rate studies and consulting services:

- Government Institutions, Crown Agencies And Affiliated Corporations
 - Agriculture Canada
 - Ministry of Transportation Ontario
 - Public Works & Government Services Canada
 - St. Lawrence Seaway Management Corporation
 - Hydro One Networks Inc.
 - TransCanada PipeLines Limited
 - Metrolinx
 - Regional Municipality of Niagara
 - Niagara Falls Bridge Commission
 - Niagara Parks Commission
 - City of St. Catharines
 - City of Niagara Falls
 - Town of Fort Erie
 - Town of Lincoln
 - City of Welland

- Legal Firms
 - Osler, Hoskin, Harcourt LLP
 - Borden Ladner Gervais LLP
 - WeirFoulds LLP
 - McMillan LLP
 - Davis Webb LLP
 - Fogler, Rubinoff LLP
 - Morgan, Dilts & Toppari LLP
 - Gardiner Roberts LLP
 - Lovett & Cunningham LLP

- Harrison Pensa LLP
- Sullivan Mahoney LLP
- Lancaster, Brooks & Welch LLP

- Accounting Firms and Receivers
 - PricewaterhouseCoopers LLP
 - BDO Dunwoody LLP
 - Crawford Smith & Swallow Chartered Accountants LLP
 - Scott and Pichelli Limited

- Banks and Financial Institutions
 - Canadian Imperial Bank of Commerce
 - Meridian Credit Union
 - Bank of Montreal
 - Royal Bank of Canada
 - Scotiabank
 - Toronto-Dominion Bank
 - Farm Credit Corporation