

Appraisal Checklist

<p>From Standards Rule 2-2(b), The Summary Appraisal Report must: (2010-2011 Edition of USPAP)</p> <p>(i) state the identity of the client and any intended users, by name or type;</p>	<p>Acceptable</p>	<p>Issues Re: not meeting minimum standards</p>
<p>(ii) state the intended use of the appraisal;</p>		
<p>(iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment;</p>		
<p>(iv) state the real property interest appraised;</p>		
<p>(v) state the type and definition of value and cite the source of the definition;</p>		
<p>(vi) state the effective date of the appraisal and the date of the report;</p>		
<p>(vii) summarize the scope of work used to develop the appraisal;</p>		
<p>(viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analyses, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained;</p>		
<p>(ix) state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal; and, when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for that opinion;</p>		
<p>(x) Clearly and conspicuously:</p> <ul style="list-style-type: none"> • state all extraordinary assumptions and hypothetical conditions; and • state that their use might have affected the assignment results; and 		
<p>(xi) include a signed certification in accordance with Standards Rule 2-3.</p>		