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USPAP Compliance, Appraisal Review – Standard 3

The following provides a brief summary of USPAP Standard 3. For more complete information, please refer to the complete text of Standards Rule 3-1 in the most current version of USPAP.

In developing an appraisal review assignment, a reviewer must identify:

- The reviewer's client and intended users
- · The intended use of the review
- The purpose of the assignment
- · The subject of the appraisal review assignment
- The date of the review
- · The property and ownership interest appraised (if any) in the work under review
- · The date of the work under review
- The effective date of the opinion in the work under review
- The appraiser(s) who completed the work
- The scope of work to be performed in the appraisal review

Further, the reviewer must develop opinions of:

- The completeness of the material under review within the scope of work applicable in the assignment;
- · The apparent adequacy and relevance of the data and the propriety of any adjustments to the data
- The appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement
- Whether the analyses, opinions, and conclusions in the work under review are appropriate and reasonable and develop the reasons for any disagreement.

A written appraisal review must state:

- · The reviewer's client and intended users
- · The intended use of the review
- The purpose of the assignment
- The subject of the appraisal review assignment
- · The date of the review
- · The property and ownership interest appraised (if any) in the work under review
- The date of the work under review
- The effective date of the opinion in the work under review
- · The appraiser(s) who completed the work under review
- The scope of work to be performed in the appraisal review
- The reviewer's opinion as to the completeness of the material under review within the scope of work applicable in the assignment;
- The reviewer's opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data
- The reviewer's opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement
- The reviewer's opinion as to the whether the analyses, opinions, and conclusions in the work under review are appropriate and reasonable and develop the reasons for any disagreement.
- A signed certification in accordance with Standards Rule 3-2(f)