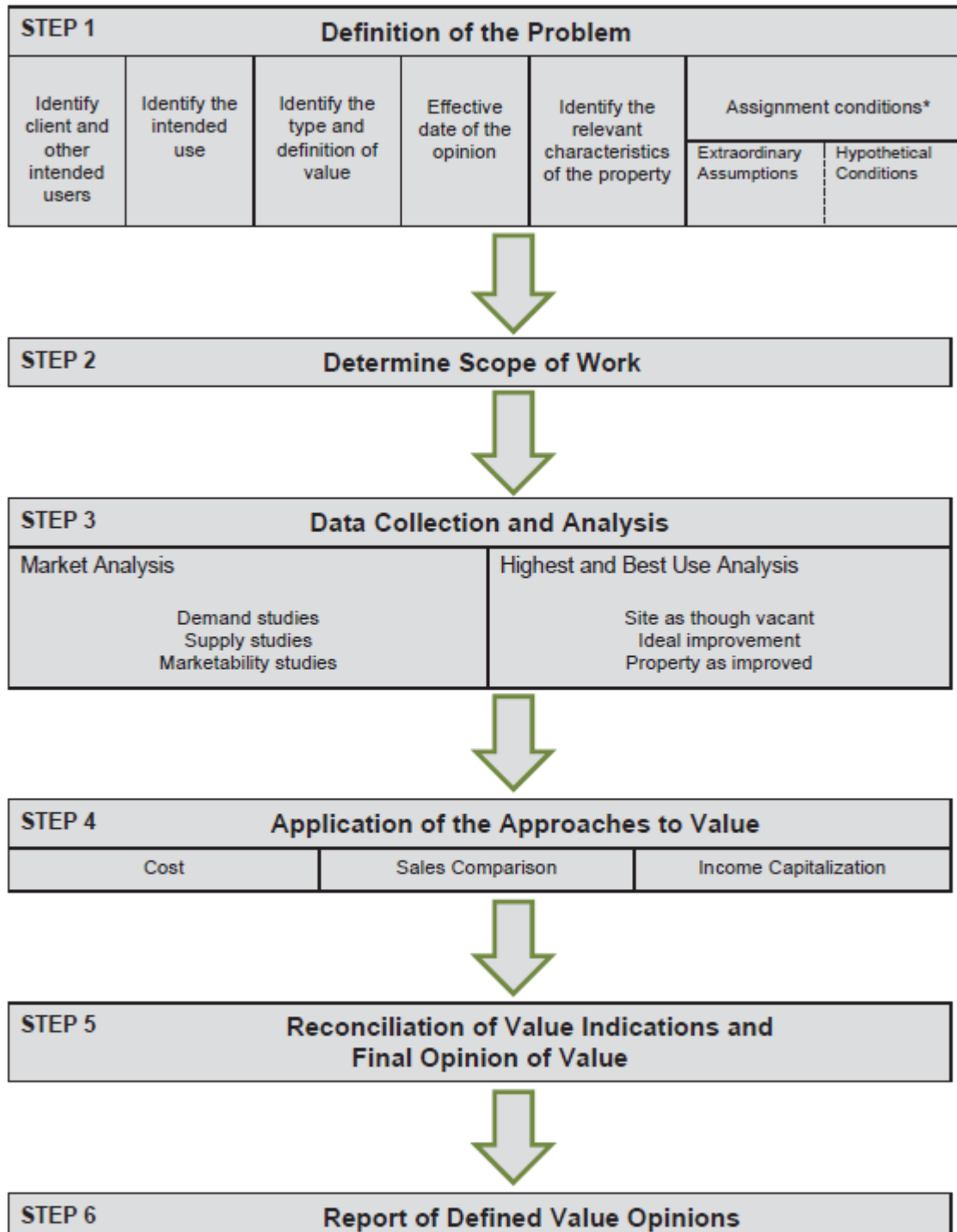


Valuation Process



* Assignment conditions also include assumptions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work.

USPAP Controlling Steps

- Identify the client and other intended users
- Identify the intended use of the appraiser's opinions and conclusions
- Identify the type and definition of value
- Identify the effective date of the appraiser's opinions and conclusions
- Identify the subject property and its relevant characteristics
- Identify any extraordinary assumptions
- Identify any hypothetical conditions
- Identify any other assignment conditions that will affect the scope of work
- Determine the appropriate scope of work
- Collect, verify, and analyze all relevant information
- Reconcile the quality and quantity of the information analyze
- Report the appraisal or appraisal review

Resources

Purchase USPAP Reference Manual:

<https://www.appraisalfoundation.org/imis/Search?SearchTerms=USPAP+reference+Manual>

Practical Applications of Real Estate Appraisal (PAREA):

https://www.appraisalfoundation.org/imis/TAF/Resources/Aspiring_Appraisers/PAREA/TAF/PAREA.aspx