

In the current environment, appraisers are increasingly relying upon technology, software and forms to more efficiently complete appraisal research and reports. The Board would remind appraiser supervisors and emphasize to licensees/trainees that regardless of the software utilized, it is important to fully understand the appraisal software, user specific forms and formats, and recognize they may not be USPAP compliant without implementation of recognized and accepted appraisal methodology. It is the licensee and supervisor appraisers' obligation to communicate assignment results in a method compliant with USPAP. It would be erroneous for either an appraiser supervisor or licensees/trainees to assume that an appraisal assignment limited by a reduced scope of work, as agreed upon with the Client, has a reduced responsibility for the appraiser. The appraiser must ensure the analysis and assignment results are credible and communicated in a way that is compliant. Further, a detailed workfile is a necessary component of every assignment, and should adequately support the appraisal report, regardless of the report format utilized.

It is recommended applicants and supervisors refer to the applicable edition of USPAP to insure compliance prior to accepting appraisal assignments.