

American Society of Farm Managers and Rural Appraisers RPRA Grading Sheet

APPLICANT: _____
 DATE: _____
 GRADED BY: _____

The following are the Mandatory Requirements which must be met to receive a passing grade. The grader should check the appropriate box to indicate the required element is present or is not included in the report. Failure to include a mandatory requirement will result in failure of the report.

MANDATORY REQUIREMENTS:

	<u>Yes</u>	<u>No</u>
Narrative Format for Review Report:	_____	_____
Determination of USPAP Compliance, Subject Report:	_____	_____
USPAP Compliance, Review Report:	_____	_____
At least two (2) Approaches to Value used, Subject Report:	_____	_____
Written Release by Subject Report Client:	_____	_____

The following are guidelines for consideration in grading the appraisal review report submitted for Real Property Review Appraiser, (RPRA), Accreditation:

<u>GRADING CATEGORIES:</u>	<u>Maximum Points</u>	<u>Points Deducted</u>	<u>Grade</u>
1. Identify the appraisal report under review, including:			
A. Appraiser(s) who authored the report:	<u>2</u>	<u>0</u>	<u>2</u>
B. Brief description of the property:	<u>5</u>	<u>0</u>	<u>5</u>
C. Brief description of important physical characteristics:	<u>5</u>	<u>0</u>	<u>5</u>
D. Brief description of improvement(s) affecting value:	<u>5</u>	<u>0</u>	<u>5</u>
E. Effective date of the value estimate:	<u>2</u>	<u>0</u>	<u>2</u>
F. Date of review:	<u>2</u>	<u>0</u>	<u>2</u>
2. Identify the extent of the review process documented in			
A. Purpose, scope, and intended user(s) of the appraisal review report:	<u>5</u>	<u>0</u>	<u>5</u>
B. Client for whom the reviewer prepared the appraisal review report:	<u>2</u>	<u>0</u>	<u>2</u>
C. Nature of review, (desk, full or partial field, sale inspection:	<u>2</u>	<u>0</u>	<u>2</u>
3. Summarize and comment on the completeness of the report under review in light of the requirements in the standards dictating its preparation, i.e. Uniform Standards of Professional Appraisal Practice, Uniform Appraisal Standards for Federal Land Acquisitions, or such other standards legitimately imposed by the subject appraisal client in effect as of date of the subject and review reports:	<u>10</u>	<u>0</u>	<u>10</u>
4. Summarize and comment on the adequacy of the Highest and Best Use analysis.	<u>5</u>	<u>0</u>	<u>5</u>

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GRADING CATEGORIES:	Maximum Points	Points Deducted	Grade
5. Summarize and comment on the adequacy and relevance of the data and the propriety of any adjustments to the data in the:			
A. Sales Comparison Approach: * Note Asterisk Below:	<u>10</u>	<u>0</u>	<u>10</u>
B. Cost Approach, and/or: * Note Asterisk Below:	<u>10</u>	<u>0</u>	<u>10</u>
C. Income Approach: * Note Asterisk Below:		<u>0</u>	<u>0</u>
6. Form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement:	<u>6</u>	<u>0</u>	<u>6</u>
7. Form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.	<u>6</u>	<u>0</u>	<u>6</u>
8. Include a signed certification in compliance with the standards under which the review report is prepared.	<u>3</u>	<u>0</u>	<u>3</u>
9. Clarity, Readability and Professionalism:			
A. Format and organization:	<u>5</u>	<u>0</u>	<u>5</u>
B. Grammar, punctuation and spelling:	<u>10</u>	<u>0</u>	<u>10</u>
C. Sentence structure and writing style:	<u>5</u>	<u>0</u>	<u>5</u>
OVERALL SCORE:	<u>100</u>	<u>0</u>	<u>100</u>

* The appraisal review report must have as its subject an appraisal which analyzes and estimates a value by at least two of the three traditional approaches. A maximum of 20 points shall be awarded for the adequacy and relevancy of the approaches.

Total possible points are 100. The applicant must achieve a score of at least 75 points to pass. Failure to address any of the mandatory requirements or grading categories shall result in return of the review report, regardless of points earned. The applicant shall have 30 days to remedy deficiencies and return the review report for regrading by the same graders.

Based on the Grading Sheet, the point distribution is as follows:

<u>Mandatory Requirements:</u>	Met or Not Met
<u>Appraisal Report Review Items: (Item #1)</u>	21 points
<u>Extent of Review Process: (Item #2)</u>	9 points
<u>Completeness of Report Under Standards of Preparation: (Item #3)</u>	10 points
<u>Adequacy of Highest and Best Use Discussion: (Item #4)</u>	5 points
<u>Adequacy and Relevance of Data Analysis: (Item #5)</u>	20 points
<u>Appropriateness of Appraisal Methodology and Techniques: (Item #6)</u>	6 points
<u>Opinion of Analyses, Opinions and Conclusions: (Item #7)</u>	6 points
<u>Signed Certification in Compliance with Review Standards: (Item #8)</u>	3 points
<u>Clarity, Readability and Professionalism: (#9)</u>	20 points
POINT TOTAL:	100 points
PASSING GRADE:	75 points