



Rural Valuation Topic #RVT 25: Value in the Appraisal Certificate

The certification is defined as, “a part of an appraisal report in which the appraiser certifies that work was completed according to applicable professional and ethical standards”¹.

Appraisal certifications are the same for urban and rural properties. i.e., USPAP and UASFLA have their respective requirements. Some clients (and/or rulesets) require the value opinion to appear on the “Certification” page. However, appraisers cannot “certify” their opinion. The only things that can be certified relate to the “professional and ethical standards” under which the work was performed.

ASFMRA Recommendation: If the client or ruleset (Scope of Work) requires the opinion of value on the certification page, ASFMRA recommends adding an affirmative statement that the appraiser is certifying only the work undertaken within the assignment. Possible places to include a clarification statement is:

- letter of Transmittal
- stating the value is an opinion on Certification page, or
- limiting Conditions.

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th Ed., (Chicago: AI 2015, p. 36)