

Rural Valuation Topic #RVT 29: Reviewing Another’s Appraisal for Court Testimony

A client engages you to complete an appraisal. At the same time, the property was valued by another appraiser for a different client. My client received a copy of the second appraisal report and asked if I could act as a consultant in developing questions regarding the provided report.

ASFMRA Recommendation: ASFMRA members and candidates require following USPAP. Within that ruleset, you could perform the second assignment as a consultant because you would not be rendering an opinion of the quality of the other appraiser’s work. Therefore, Standards 3 and 4 would not apply. However, since you are being asked to perform as a consultant because you are an appraiser (with specific knowledge of the “property”), the assignment would be part of Appraisal Practice. Therefore, the “general” USPAP obligations would apply, which include the PREAMBLE, the DEFINITIONS, the ETHICS RULE, the COMPETENCY RULE, and the JURISDICTIONAL EXCEPTION RULE. These obligations require such assignments to be performed without bias or accommodation of personal interest by competent appraisers.