

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS

GRADING SHEET - APPRAISAL REVIEW REPORTS

APPLICANT _____

DATE _____

GRADED BY _____

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

GRADING CATEGORIES	MAXIMUM POINTS	POINTS EARNED
1. Identify the appraisal report under review, including:		
a. appraiser(s) who authored the report;	2	
b. brief description of the property, important physical characteristics and improvements affecting value, ownership, and the property interest being appraised;	15	
c. effective date of the value estimate; and	2	
d. date of review.	2	
2. Identify the extent of the review process documented in the appraisal review report, including:		
a. purpose, scope, and intended user(s) of the appraisal review report;	5	
b. client for whom the reviewer prepared the appraisal review report; and	2	
c. Nature of review (desk, full or partial field, sale inspection).	2	
3. Summarize and comment on the completeness of the report under review in light of the requirements in the standards dictating its preparation, ie- <u>Uniform Standards of Professional Appraisal Practice</u> , <u>Uniform Appraisal Standards for Federal Land Acquisitions</u> , or such other standards legitimately imposed by the appraisal client.	10	

GRADING CATEGORIES	MAXIMUM POINTS	POINTS EARNED
4. Summarize and comment on the adequacy of the Highest and Best Use analysis.	5	
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;	*10	
b. Cost Approach; and	*10	
c. Income Approach.	*10	
6. Form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement.	6	
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.	6	
8. Include a signed certification in compliance with the standards under which the review report is prepared.	3	
9. Clarity, Readability, Professionalism: a. Format and organization	5	
b. Grammar, punctuation, spelling	10	
c. Sentence structure and writing style.	5	
Overall Score	100	

* 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 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 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 grader.