

Appraisal Review: Summary of USPAP Standard 3

This is a summary of Standard Rule 3.

See all the Appraisal Review Standard Rules in [the most current version of USPAP](#).

In developing an appraisal review assignment, a reviewer must identify

- The reviewer's client and intended users
- The intended use of the review
- The purpose of the assignment
- The subject of the appraisal review assignment
- The date of the review
- The property and ownership interest appraised (if any) in the work under review
- The date of the work under review
- The effective date of the opinion in the work under review
- The appraiser(s) who completed the work
- The scope of work to be performed in the appraisal review

Further, the reviewer must develop opinions of

- The completeness of the material under review within the scope of work applicable in the assignment;
- The apparent adequacy and relevance of the data and the propriety of any adjustments to the data
- The appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement
- Whether the analyses, opinions, and conclusions in the work under review are appropriate and reasonable and develop the reasons for any disagreement.

A written appraisal review must state

- The reviewer's client and intended users
- The intended use of the review
- The purpose of the assignment
- The subject of the appraisal review assignment
- The date of the review
- The property and ownership interest appraised (if any) in the work under review
- The date of the work under review
- The effective date of the opinion in the work under review
- The appraiser(s) who completed the work under review
- The scope of work to be performed in the appraisal review
- The reviewer's opinion as to the completeness of the material under review within the scope of work applicable in the assignment
- The reviewer's opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data
- The reviewer's opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement
- The reviewer's opinion as to the whether the analyses, opinions, and conclusions in the work under review are appropriate and reasonable and develop the reasons for any disagreement.
- And include a signed certification in accordance with Standards Rule 3-2(f)