

Appraisal Standards and Assignment Conditions

“Have you ever watched an appraiser struggle to prove that his report meets published professional standards? Ever had trouble pinning down the opposing expert’s report deficiencies? Every case needs a USPAP expert. If you are the de facto appraisal reviewer for your litigation team, the best candidate for the post might be you.

This presentation will demystify USPAP and give you solid tools for communicating with your expert. You will learn the thirteen most important pages in USPAP, and the two essential words that apply to every written appraisal report.

USPAP contemplates input from the client, so I’ll suggest some important jurisdictional and legal questions that your expert should discuss with you before they start work. We’ll also cover USPAP scope of work and record-keeping rules, so that you can convey your assignment expectations with greater clarity. To wrap up, I will point you to a USPAP review checklist to help you and your expert make sure that the bases have been covered.

If you teach your expert these litigation-specific USPAP concepts, you will be more likely to get a USPAP-compliant appraisal report, and experience better outcomes during discovery, deposition, and cross examination.”

Speaker

Shawn Wilson, MAI

Shawn Wilson, MAI, is an AQB Certified USPAP Instructor, expert witness, and self-professed appraisal geek. She has over 30 years of experience in the field of litigation appraisal and has testified in circuit and federal courts and in binding arbitration. She served as an appointed Special Magistrate for tax appeal hearings for over 20 years, presiding over hundreds of hearings in six different Florida counties. She is Chair of the Florida Real Estate Appraisal Board, served as Chairman of the Appraisal Practices Board (APB) for the Appraisal Foundation, and was an elected member of the Appraisal Institute’s National Board of Directors from 2011 to 2014.

As a subject matter expert, Ms. Wilson has authored seminars, articles and presentations on a variety of appraisal topics. Her peer-reviewed articles have been published in The Appraisal Journal (Appraisal Institute) and Right of Way Magazine (IRWA). She is a contributing author to the Appraisal Institute textbook, Applications in Litigation Valuation: A Pragmatist’s Guide and has been an invited presenter at national conferences for the Appraisal Institute, International Right of Way Association, and IAAO.