

Exercise 1 APPRAISAL

Use Scantron 882 and # two pencil. Be sure to put your name and class information on the Scantron.
First and last name, readable and Exercise # 1 - Indicate Course date & which college.
See syllabus for due date. No late homework is accepted. Chapters 14, 15 & 1

Suggest that you mark your answers on these pages then transfer final answer to Scantron. Erasure of marks on Scantron commonly are read and therefore the reader marks this as an error. Finalize answer and then transfer.

1. The nationally published document which is currently the basis which the appraisers must comply with.
(a) FIRREA (b) USPAP (c) OREA (d) ASC
2. To be eligible to be able to apply to take the Trainee licensee test requires:
(a) Passing the USPAP 15 hour course
(b) Obtaining a total of required hours at time of application 150 for 2008 of education including a nationally approved USPAP section with 15 hours coverage
(c) Courses can be live, interactive inter-net IDEC approved concept or correspondence based and need to be approved for Basic Education criteria in the state where the education is being obtained for licensing
(d) All are correct
3. The entity which promulgates, publishes, modifies USPAP is the:
(a) AQB (b) ASB (c) ASC (d) The Board of Trustees
4. Which of the following is correct?
(a) Standard One relates to writing, communicating the results of the appraisal & Standard Two is development and analysis of the appraisal
(b) Standard One relates to development, analysis, research done in the appraisal and the conclusion of the appraisal analysis and Standard Two is writing, reporting or communicating the results of the appraisal
5. Licensing and certification of appraisers was created as to the goal of appraisal related to:
(a) All appraisals done (c) For Federally Related Transactions
(b) Appraisals done for loan purposes
6. An appraisal is:
(a) A statement of value (c) An opinion (estimate by the appraiser) of value for a property
(b) A fixed value
7. Primary markets and secondary markets vary based on:
(a) Primary market lenders typically loan directly to borrowers of money and have deposits.
(b) Secondary markets are where investors buy packaged loans from a middle man who has accepted them from the primary market.
(c) Secondary market is where the lenders loan money.
(d) A & B are correct
8. Consideration of the needs of the Client as to a direction of value, a specific value indicator, which is not supported by market data:
(a) An unacceptable practice by the appraiser
(b) Allowed within the scope of USPAP
9. Which Rule in USPAP covers the following general areas of practice for appraisers?
Management, Conduct, Confidentiality, and Record Keeping.
(a) Competency (b) Ethics
10. The concept of "appraisal" is considered as:
(a) Setting of value for a property
(b) Both an art and science
(c) Opinion or estimate of value based on analysis by a qualified individual
(d) B & C are correct

11. The concept of “fixtures” is an indicator of tests established to determine whether an object is a real property or personal property. This concept is used by Realtors (real estate agents & brokers) and appraisers.
(a) True (b) False
12. Appraisal reports can be done for varying types or concepts of property. Which of the following indicates most correct as to what property types and appraiser can value?
(a) Personal property (c) Tangible property & intangible property
(b) Real property (d) All of the above are correct
13. The government has rights as to restrictions on use of property. Which reflects best correct answer?
(a) Covenants, conditions and restrictions (c) Police power, eminent domain, taxation and escheat
(b) Right to take property without compensation (d) Zoning restrictions
14. Easements are indicated in impacts as:
(a) Dominate tenement wherein the user of the easement has burden of the easement
(b) Servient tenement wherein the user of the easement has a burden on the property wherein the easement is located
15. Which indicates a definition of real property versus real estate?
(a) Real property would be the physical thing plus the owner ship rights
(b) Real property would be the physical thing only
16. Types of real property ownership include which of the following? Most complete!
(a) Estates in fee, life estates, less-than-freehold-estates, estate at sufferance, estates in reversion, mortgages
(b) Estates in fee, life estates, less-than-freehold-estates, estate at sufferance, estates in reversion, estate from period-to-period
(c) Estates in fee, life estates, less-than-freehold-estates, easements on other properties
17. The client is:
(a) Typically and most consistently the entity ordering the appraisal, also an intended user
(b) Any intended user of the appraisal
18. The scope of work refers to:
(a) The extent of the procession of collecting, confirming and analyzing the data in the report.
(b) Establishes the basis of the work necessary to be done during the assignment
(c) Defines the issue as to whether or not the assignment will require Sales Comparison, Cost or Income Approaches to value.
(d) All of the above are correct
19. Considering USPAP which of the following is accurate?
(a) The licensed or certified appraiser must comply with USPAP
(b) All appraisers in California are required to comply with USPAP
(c) Federally Related Transaction are considered as a definition for basis of requiring license or certified appraisers to do appraisals on all real estate loans
(d) a & c are correct
20. Appraisers are retained to do professional services including:
(a) Valuation services
(b) Consulting services
(c) To set value for listing agent to sell property for
(d) a & b are correct but not c

Be sure to turn Scantron 882 in with answers marked with # 2 pencil.
Erasure of marks should be done as thoroughly as possible.