

FieldSmart **Appraisal Reviews**

BOXWOOD'S APPRAISAL REVIEWS INCREASE CLIENT CONFIDENCE IN THE CREDIBILITY OF THE APPRAISAL BY VALIDATING PROPERTY DATA AND VALUE CONCLUSIONS, AND PINPOINTING ANY REPORT WEAKNESSES

Overview

Reviews conducted on most commercial and multifamily property types

Solid experience with special purpose properties

Reviewers are state-certified licensed appraisers

Coverage includes 30 of the most populous states

Reports obtained on Boxwood's order platform or via third-party platforms

Standardized report format including checklist boxes and comments

Appraisal Review Reports

- Boxwood's team of state-certified licensed appraisers and reviewers average 25+ years of commercial property valuation-related experience.
- Our desktop review of Appraisal reports ensures compliance with FIRREA and USPAP standards, and any special client requirements.
- Reviews are completed in accordance with USPAP's Standards 3 and 4.
- Examinations include: subject property data; comps; grid adjustments; valuation methods and analysis; and highest/best use, among other assumptions and appraisal considerations.
- Determinations include: suitability and reasonableness of the Appraisal's conclusions; comprehensiveness and accuracy of report details; adequacy and relevance to applicable law and regulations; and competency of the appraiser's work.
- We note any inconsistencies or deficiencies in the Appraisal and relate them to the client or, depending on assignment scope, directly to the appraisal firm for revisions.
- We focus on elements of the Appraisal that are significant and material based on assignment complexity and our clients' priorities.