



REAL ESTATE APPRAISER BOARD

Appraisal Review Quick Reference Guide (Rating Summary)

Rating Criteria	5 Good	4 Acceptable	3 Minimally Acceptable	2 Unacceptable	1 Non-Compliant
Appraisal Practices & Procedures	Generally accepted appraisal practices & procedures were followed.	Generally accepted appraisal practices & procedures were followed.	Generally accepted appraisal practices & procedures were followed with minor deviations	Some generally accepted appraisal practices & procedures were not followed; significant deviations noted.	Overall, the report reflects unacceptable appraisal practices & procedures.
Logic & Reasoning	Sound judgment, logic and reasoning are clearly evident, well documented and thoroughly explained.	Sound judgment, logic and reasoning are evident and are clearly documented.	Judgment, logic and reasoning are generally satisfactory.	Some errors in judgment, logic or reasoning are evident in the report.	Significant errors in judgment, logic or reasoning are evident in the report; or a series of errors considered in the aggregate affect the report's credibility.
Comparables	Comparables appear to be reasonable substitutes for the subject and the best available.	Comparables appear to be reasonable substitutes for the subject and among the best available.	Comparables appear to be reasonable substitutes for the subject.	Comparables are marginally satisfactory substitutes for the subject; more reasonable comps were available but were not used.	Comparables are not reasonable substitutes for the subject; more reasonable comps were available but were not used.
Adjustments	Adjustments appear appropriate, logical & well supported; narrative & market analysis exceed expectations.	Significant adjustments appear appropriate & generally supported with additional narrative or market analysis.	Significant adjustments appear appropriate but weakly supported or insufficiently explained; conclusions do not appear adversely impacted.	Significant adjustments appear inappropriate or inadequately supported by narrative or market analysis.	Adjustments are inappropriate; they do not reflect market reaction to differences between subject & comps.

Total Score – Overall Rating

To be considered compliant, the work product being reviewed must receive a total score of 12, with no individual rating criteria receiving a score of 1 or 2.