

2024

Uniform Standards of Professional Appraisal Practice (USPAP)

Effective January 1, 2024

Contains USPAP Standards 1 through 10

*Guidance and USPAP Reference Manual
now available in a separate volume.*



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effective methods including the novel hot tubbing technique that eliminates the appearance of bias in favor of a less adversarial discussion Cases are dissected as they relate to application of existing appraisal laws and the companion website features checklists references and additional cases as they become available The IRS regulations on qualified appraisers and qualified appraisals have sparked a storm of controversy and have raised more questions than they have answered This book acknowledges the problems and offers solutions to help appraisers produce work the IRS and courts will accept Understand the laws surrounding qualified appraisals and qualified appraisers Gain insight on testifying as an expert including new techniques Explore solutions to common issues the IRS raises with respect to qualified appraisals and qualified appraisers Examine cases that illustrate the nuances of appraisal law application In order for an appraisal to satisfy the government an appraisal must be performed by a qualified appraiser specific for the type of property in question This broad statement leaves much to question but Qualified Appraisers and Qualified Appraisals provides the answers appraisers need to comply with the law and produce work that meets the latest standards

Going Concern Valuation L. Deane Wilson Ma Asa, Robin G. Wilson Mai, 2012-02 Our purpose in writing this book is multifaceted First this book aims to present a clear understanding of going concern valuations at the same time resolving the current misrepresentations surrounding the issue Additionally this book offers a new set of rules readers can use to determine which property types qualify as going concern valuations and which do not This book presents an understanding that in performing a Going Concern Valuation of properties which are perceived to have a business component it may not be possible to segregate allocate or value the components individually For example when appraising the going concern value of a motel with occupancy of 75% it could be argued and possibly proven that there is a value that can be separated from the overall value or going concern value to the business component On the other hand however appraising that same motel with only 40% occupancy presents a completely different set of circumstances that could easily draw completely opposite conclusions It simply may be a lack of sufficient tools or data to argue and prove that the business component in fact has value separate from the real estate To do so with authority is tantamount to ignorance or arrogance

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