



Graduate Personal Property Appraiser Designation Appraisal Review

USPAP REQUIRED Elements			
Element	Standard	Included	N/A
Client identified by name or description	8-2 a i		
Intended use: Identified and explained	8-2 a iii		
Intended users: Identified by name or description	8-2 a ii		
Type and Definition of Value including source	8-2 a vi		
Identify / Describe the market(s) researched	8-2 a x		
Assignment conditions defined / identified	8-1 c		
Effective date	8-2 a vii		
Report date	8-2 a vii		
Type of report: Appraisal / Restricted Appraisal	8-2		
Type of report: Current / retrospective / prospective	8-2 a vii		
Location of assets			
Ownership of assets	8-2 a v		
Appraiser qualifications	Pub 561		
Approaches to value identified	8-2 a x 1-2		
Approach(es) to value justified	8-2 a x 2		
Assumptions/ Extraordinary assumptions disclosed	8-1 c 8-2 a xiii		
Hypothetical Conditions disclosed	8-1 c 8-2 a xiii		
Disclosure of some research sources	8-2 a x 3		
Sufficient description of Assets including condition	8-2 a iv		
Signature on certification	8-1 a 8-2 a xiv		
Final opinion of value	8-2 a x 4		
Competency Rule: Disclosure of lack of competency / resolution	USPAP Page 13		
Record Keeping Rule: Explanation of work file	USPAP Page 12		
Summarize Scope of Work	8-2 a viii		
State the Use of the Property	8-2 a xi		
Signature on cover (transmittal)			
NOT USPAP: Inspection Date(s)			
NOT USPAP: Page X of Y			

Certification Statements 8-3	
Found on pages 53 in the 2024 USPAP manual	

Comments:

This information is for educational purposes only and is not to be considered a part of any appraisal assignment. No review of the values was performed.

Current 2024