

Replaced by Comptroller's Handbook, Asset Quali

RESCINDED

Real Estate Appraisal Questionnaire

	Yes	No
<ul style="list-style-type: none">do operating expenses appear reasonable?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">do capitalization rates appear reasonable and are they supported by market data?	<input type="checkbox"/>	<input type="checkbox"/>
32. For appraisals that included the market approach to value:		
<ul style="list-style-type: none">are comparable properties physically similar?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">are comparable properties economically similar?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">are comparable sales sufficiently recent, i.e., substantial changes in the market have not occurred?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">are adjustments to comparables made for sales with favorable financing?	<input type="checkbox"/>	<input type="checkbox"/>
33. Are market values determined by correlating the values indicated by the individual approaches to value?	<input type="checkbox"/>	<input type="checkbox"/>
34. Based on the loans and appraisals reviewed, is there a significant correlation between classified assets and faulty appraisals?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">If so, can faulty appraisals be traced to certain appraisers or appraisal firms?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">Does this indicate weaknesses in the institution's appraisal policies, procedures or internal controls?	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none">Is corrective action required for any institution program or policy as a result?	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS
