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## Our Mission

To set the industry standard for professional appraisals, integrity and service to our customers.

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## Reassigning and Readdressing Appraisals

By Alan Hummel, SRA. Vice President &  
Chief Appraiser of Forsythe Appraisals, LLC

**I have an appraisal that I need  
"readdressed" or "reassigned".  
Can an appraiser help me with  
this?**

Yes, they can help - by performing a  
NEW assignment. An appraiser is not allowed to simply  
reassign or readdress an appraisal they previously completed  
for another client.

### **Why?**

Appraisers are bound by the *Uniform Standards of  
Professional Appraisal Practice (USPAP)*. These standards  
have specific definitions for "client" and a required "scope of  
work" which is unique to each assignment.

Because an appraiser is required to abide by USPAP they  
must identify the client at the outset of each assignment. If  
an assignment has already been completed, then the client  
can't be "re-defined" or "re-named", but an entire new  
assignment must ensue.

The appraiser must consider it as a new assignment to  
ensure they understand and meet the new client's  
assignment parameters (which may differ from the original  
client's). For the appraiser to do anything else, it would be  
asking them to violate the standards.

**Will I have to pay a full appraisal fee for this "new  
assignment"?**

Maybe, maybe not. The decision on the fee is a business



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decision between the appraiser and the "new" client and will likely depend on differences between the scope of the new assignment compared to the previous, i.e., are there different intended users? When was the previous appraisal completed? Is there a change in the effective date? Has the market changed since that effective date? Has new data become available for analysis which is pertinent and necessary to the assignment?

In order for the appraiser to answer the question on the fee, the new client must order the appraisal and communicate their needs to the appraiser and request a fee quote.

*You are invited to contact Forsythe Chief Appraiser, Alan Hummel, SRA with any questions or comments at [AlanH@ForsytheAppraisals.com](mailto:AlanH@ForsytheAppraisals.com)*