
Ral To Ansi Conversion

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bagging. if you are going to be this intractable, i dont need to show you a guide to utilize and learn the system. ive studied it my whole life and im on top of it. i can do all these manipulations of algorithms based on what they want, i like to use the final ansi word processor code as the length of a comp for example. you can have a 100 mile comp, there is no rule of thumb or formula to use for a comp. i will do that. you want me to go to ansi and find a software tool to do this for me, no. people here have been trying to explain to me what you dont want to do, with no success. im waiting for your example of size adjustments. this doesnt work in our reports as they are in a word processor program. your review shows how you havent studied it, studied it nor used it. it doesnt work. did you even consider the total departure from what we appraisers have done for a long time. it probably can be done, is it what you want? not. your post is ridiculous. and yes, i am being critical. for many years there were two classes of single family home appraisal: townhome(f) valuation and condominium valuation. but then as townhomes became more plentiful and community development popped up in many areas, the two appraisal products have become very similar. no longer is the appraiser living in a world of two products. the impetus behind this revision is that this disparity in the product markets has led to frequent errors and confusion about the differences between a townhome(f) and a condominium. for years townhome(f) appraisers have valued townhomes differently from condominiums. townhome(f) appraisers tend to favor superficial and cursory characteristics over the full market set of product characteristics, while condominium appraisers tend to focus on more complete and reliable characteristics. this difference in products has led to significant differences in the two product markets as well as the marketplace of estimates offered for those products. this fragmentation of the single family home market into two different types of homes has increased the likelihood of error and confusion and has led to frequent repeated sales of inaccurate home sale price comparisons. this fragmentation of the single family market has also lead to excessive reporting and over-valued appraisals. perhaps an unintended consequence of this revision to the ansi standards.

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there will be changes for appraisal education/training, this is intended to be part of a larger, more comprehensive change to current assignment policies, because the existing rules are so different for assignments of condominiums and townhomes(f), steps will need to be taken to harmonize those rules to ensure the effectiveness and reliability of the appraisal process. the use of the ral standards should result in a more standard environment for appraisal assignments. this revision to the standards will enable appraisers to respond to assignment conditions that limit the research opportunities, the scope of work, and the quality of results. it will be the appraisal industrys job to cooperate with local assessors, municipalities, and miss to ensure that assignments with local policy conditions can still produce credible assignments. although the standards have been revised to state these exceptions, this does not require an appraiser to use the exception. rather, if an appraiser feels a condition is reasonable, this would allow an appraiser to use the exception to obtain credible appraisal results. the appraiser still has to be able to defend his/her decision to use the exception. in this draft, paragraph 4 provides an exception to one requirement of the standards. when an appraiser has a reason to believe that a property is not a condominium or townhouse(f), the appraisal must be done independently of the local property assessment office, and must be performed at a reasonable price. if such an appraiser wants to access the local assessment office, the appraisal must be performed at a reasonable price to avoid a prohibited vendor bias. Sec8ef588b

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