

# **SHUKA ASSOCIATES, INC.**

*Real Estate Appraisal & Consulting Division  
Real Estate Appraisal Review Division*

## **Appraisal Review Services**

Our objective is to provide clients with independent review analysis of appraisal reports. This is essential to determine whether such appraisals are in conformance with current USPAP and/or FIRREA standards. Through use of the internet, review appraisal reports can be communicated to the client in an efficient manner.

- \* Federal Lending Regulations are continually changing. Many lending institutions do not have a segregated department dedicated to appraisal review/quality control. Often, individuals involved in the loan process are also involved in the appraisal review process, which could be perceived as a conflict of interest. An independent appraisal review would provide a non-biased opinion of an appraisal's conformance to USPAP and FIRREA.
- \* Public or government entities, law firms and private individuals often require appraisal services for eminent domain purposes. Valuation methodology in such appraisals is complex and is sometimes incorrectly employed, resulting in additional legal expenses to the client. Competent appraisal review would enable the client to respond to changes in the appraisal that may be necessary, prior to anticipated deadlines.
- \* Law firms involved in partnership buyouts, estate planning or estate settlement require competent valuation services. An error in methodology or in simple mathematics could result in a substantial cost to clients. Independent appraisal review services would provide a quality control mechanism to ensure that any errors could be corrected prior to specified deadlines.