



# Appraisal Review Quick Reference Guide

## (Rating Summary)

Each review will be completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Oklahoma Real Estate Appraiser Board's *Guidelines for Peer Reviewers: A Technical Review for USPAP Compliance* © and the *Appraisal Review Report* ©. Use the following criteria to determine the rating of the report being reviewed.

**State of Oklahoma  
Real Estate Appraiser Board**

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**Total Score - Overall Rating**

To be considered compliant, the work product being reviewed must have a total score of 12 with no individual rating criteria receiving a score of 1 or 2.

Rating Criteria	5 Good	4 Acceptable	3 Minimally Acceptable	2 Unacceptable	1 Non Compliant
<b>Appraisal Practices &amp; Procedures</b>	Generally accepted appraisal practices & procedures were followed.	Generally accepted appraisal practices & procedures were followed.	Generally accepted appraisal practices & procedures were followed with minor deviations.	Some generally accepted appraisal practices & procedures were not followed; significant deviations noted.	Overall, the report reflects unacceptable appraisal practices and procedures.
<b>Logic &amp; Reasoning</b>	Sound judgment, logic and reasoning are clearly evident, well documented and thoroughly explained.	Sound judgment, logic and reasoning are evident and are clearly documented.	Judgment, logic and reasoning are generally satisfactory.	Some errors in judgment, logic or reasoning are evident in the report.	Significant errors in judgment, logic or reasoning are evident in the report; or, a series of errors considered in the aggregate affect the report's credibility.
<b>Comparables</b>	Comparables appear to be reasonable substitutes for the subject and the best available.	Comparables appear to the reasonable substitutes for the subject and among the best available.	Comparables appear to be reasonable substitutes for the subject.	Comparables are marginally satisfactory substitutes for the subject; more reasonable comps were available but were not used.	Comparables are not reasonable substitutes for the subject; more reasonable comps were available but were not used.
<b>Adjustments</b>	Adjustments appear appropriate, logical & well supported; narrative & market analysis exceed expectations.	Significant adjustments appear appropriate & generally supported with additional narrative or market analysis.	Significant adjustments appear appropriate but weakly supported or insufficiently explained; conclusions do not appear adversely impacted.	Significant adjustments appear inappropriate or inadequately supported by narrative or market analysis.	Adjustments are inappropriate; they do not reflect market reaction to differences between subject & comps.