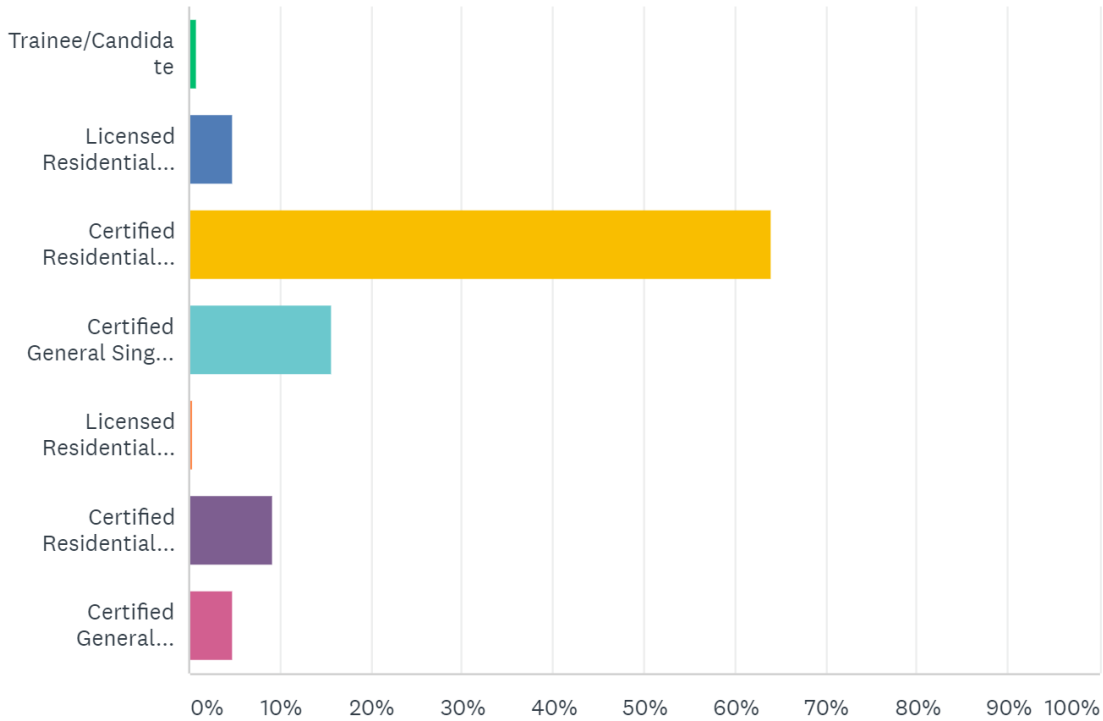


2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

Please tell us your level of license/certification (s).

Answered: 228 Skipped: 0

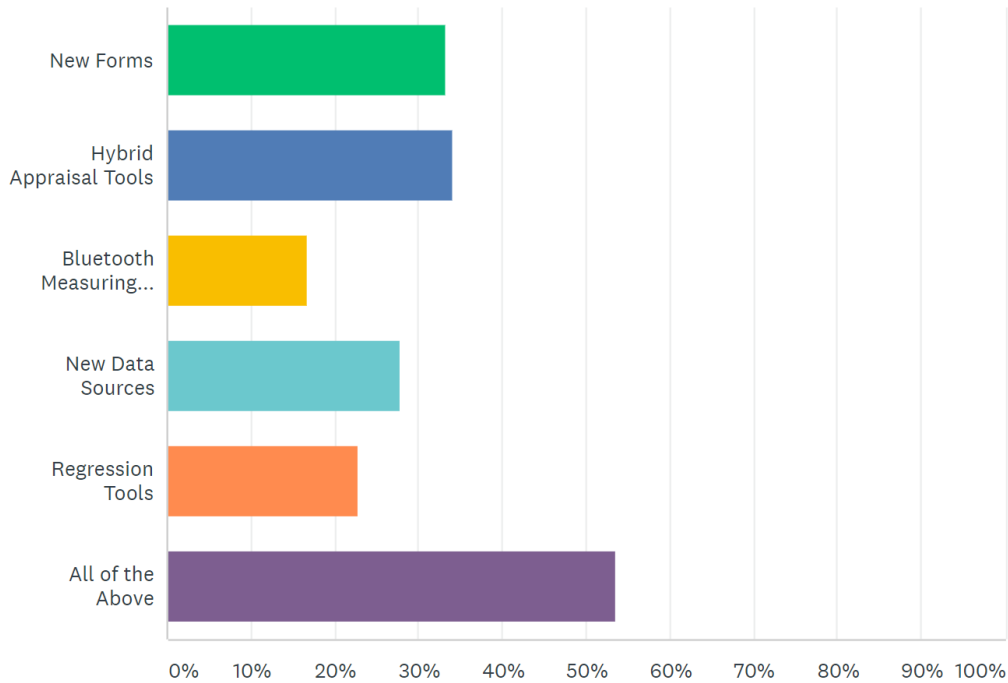


ANSWER CHOICES	RESPONSES
▼ Trainee/Candidate	0.88% 2
▼ Licensed Residential Single State	4.82% 11
▼ Certified Residential Single State	64.04% 146
▼ Certified General Single State	15.79% 36
▼ Licensed Residential Multiple States	0.44% 1
▼ Certified Residential Multiple States	9.21% 21
▼ Certified General Multiple States	4.82% 11
TOTAL	228

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

What does the phrase “Appraisal Modernization” mean to you?
(Check all that apply. Use "Other to add to the list.)

Answered: 220 Skipped: 8



ANSWER CHOICES	RESPONSES
▼ New Forms	33.18% 73
▼ Hybrid Appraisal Tools	34.09% 75
▼ Bluetooth Measuring Devices	16.82% 37
▼ New Data Sources	27.73% 61
▼ Regression Tools	22.73% 50
▼ All of the Above	53.64% 118
Total Respondents: 220	

[Comments \(31\)](#)

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

Appraisal Modernization – Other Responses

1. Division of labor
2. reduce the amount of clerical work in appraisal practice!
3. New Communication Methods, New Kinds of Software (for example Google Earth), Improvement in Government Offices
4. No idea
5. Higher cost to preform the same work
6. AVMs and reduced appraiser compensation
7. New technology basically. New forms, maybe?? If FNMA decides that. I'm not sure what a "hybrid appraisal tool" is. New form??
8. Rural Residential Forms - current URAR is difficult to work with
9. None of the above
10. Stopping redundancies and removing AMC's from the process. They provide NO added credibility.
11. Making appraisers do more for less money
12. GIS use
13. Higher pay, so I can afford to take on a trainee
14. Desktop appraisals
15. less data entry/more valuation focus
16. Outsourcing
17. updated analysis methods and techniques
18. We will see more complex assignments as the bread and butter cookie cutters will see the decline in competent appraisers.
19. Streamlining the GSE requirements to use one set of guidelines, rules, etc.
20. Completely gutting USPAP in its current state
21. remote work
22. AI
23. Current concepts applied
24. Modernized Legislation for the profession
25. Less regulation, and more opportunity to actually render an honest opinion without having the burden of 1000's of pages of regulations that skew that opinion. Like personal property appraisers.
26. Modern Technology

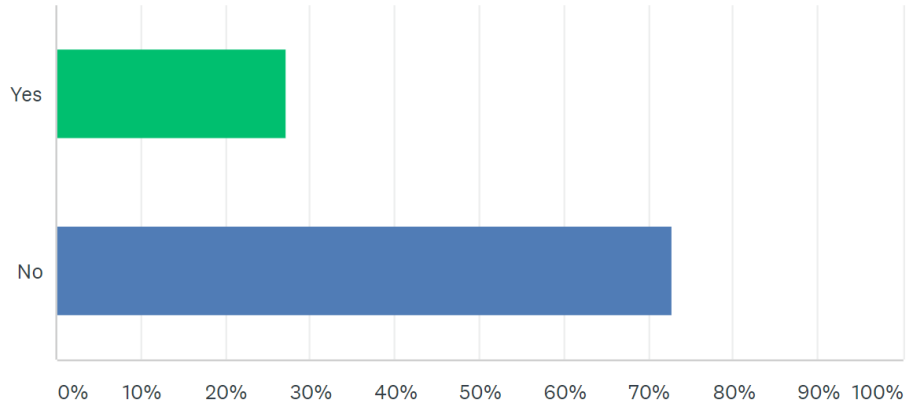
2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

- 27. Elimination of traditional appraisers
- 28. Its all about Data and the necessary tools to quickly and efficiently analyze it
- 29. AMC driven "products"
- 30. AI use instead of appraisers
- 31. None

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

Are you aware of the FHFA UAD2 initiative for Fannie Mae and Freddie Mac?

Answered: 228 Skipped: 0

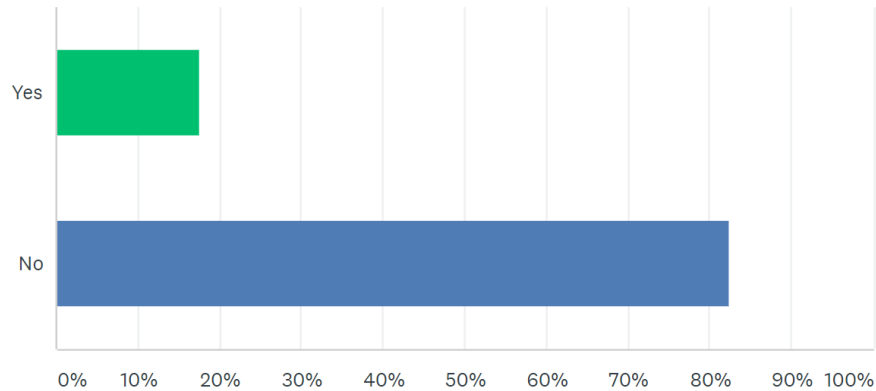


ANSWER CHOICES	RESPONSES
Yes	27.19% 62
No	72.81% 166
TOTAL	228

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

Are you participating in any hybrid assignments, where someone other than yourself, inspects the subject property?

Answered: 228 Skipped: 0

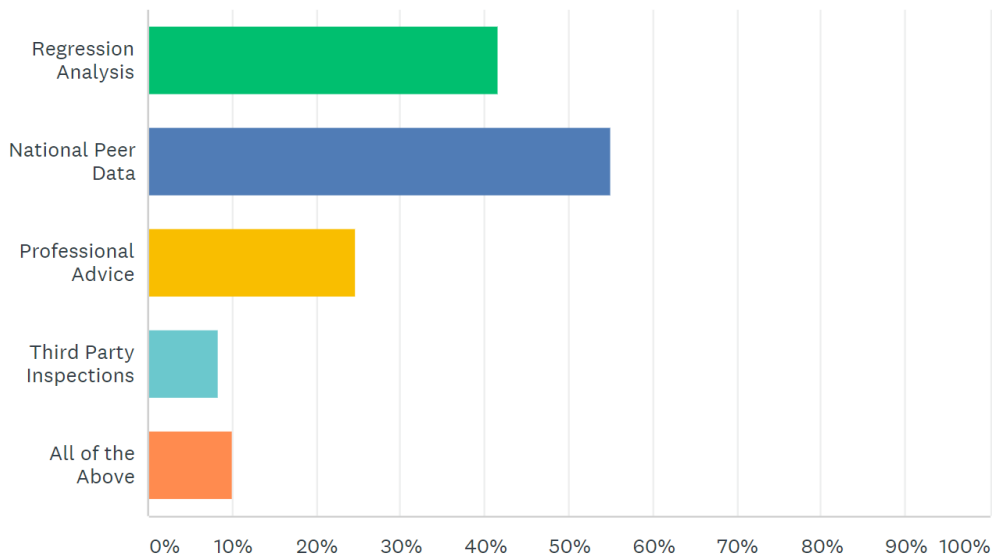


ANSWER CHOICES	RESPONSES
▼ Yes	17.54% 40
▼ No	82.46% 188
TOTAL	228

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

What tools or data that you do not have today would improve your valuation outcomes? (Check all that apply, use "Other" to add to the list.)

Answered: 178 Skipped: 50



ANSWER CHOICES	RESPONSES
Regression Analysis	41.57% 74
National Peer Data	55.06% 98
Professional Advice	24.72% 44
Third Party Inspections	8.43% 15
All of the Above	10.11% 18
Total Respondents: 178	

[Comments \(62\)](#)

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

1. Freedom to develop efficiencies without offending the lending Industry.
2. CU data. Which appraisers will not get btw.
3. more functional software and a different appraisal form that stream lined the process
4. Integrated analysis package tied to the forms
5. All of those are already availalbe
6. I have all
7. None of the above
8. None
9. None of the above
10. None of the above
11. Better public sales records with better access
12. None of the above
13. None, I use all above
14. WAY more money and more time are metaphorical tools
15. None of the above mentioned make a more accurate appraisal.
16. Go from a non-disclosure state to a disclosure state
17. Reliable aggregated data on properties, sales, physical etc..
18. Rural area understanding.
19. Improved data gathering for rural (not suburban) areas
20. None
21. I want to review the property myself so I can trust the information. Too many hands in the pot is not necessarily a good thing.
22. None of the above - Accurate MLS data would be a great help as much of the data is not correct
23. Data should be collected by the APPRAISER
24. Reliable Source of Information that was Verified!
25. None
26. I don't lack anything I need
27. Professional Peer Conversations/Feedback
28. I am an SRA, AI-RRS and already use regression

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

29. None- my valuation outcomes is not affected by National Data or Peer Data or Professional Advice. My valuation outcome is based on my opinion based on my own research and analysis of the subject and market data. Valuation outcomes??? This is a loaded question as it seems to imply that a higher value would be better outcome. It would have been good to have "valuation outcome" defined.

30. National MLS data base

31. 3rd party inspections will not work. The inspection is the most important part of the appraisal.

32. None of the above

33. none of the above

34. have all of these today

35. The question is leading. I don't think third party inspections improve outcomes.

36. modernization of scope of work

37. The appraiser must inspect the property- no hybrid

38. I do not care, after 40 years I am leaving in the industry as AMC's continue to go to the low bid. Period!

39. None

40. Trustworthy MLS data standards.

41. None

42. None, closed sales speak volume. Regression Analysis I do not accept as I do not know the search parameters implemented. Also, an overall market analysis of sales from low to high can be miss leading in market direction. I believe in tight segments of the marketplace based upon a 20%-25% variance in GLA as the true barometer of sub-sections of a market.

43. A blend of both assessor records and mls together

44. None of this!!!

45. none

46. Nothing more needed. Good data and tools exist if appraisers are properly trained

47. reliable assessment data and MLS input

48. none

49. Easier forms that focus solely on valuation.

50. I have access to all above EXCEPT 3rd party inspections-not interested in 3 rd party

51. complexity of rate development when the market should dictate. The advancement of different uses of OAR makes it too complex for our clients to understand.

52. Mobile appraising / Technology in the Field

53. None, I physically measure and note condition and form my opinion of estimated value.

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

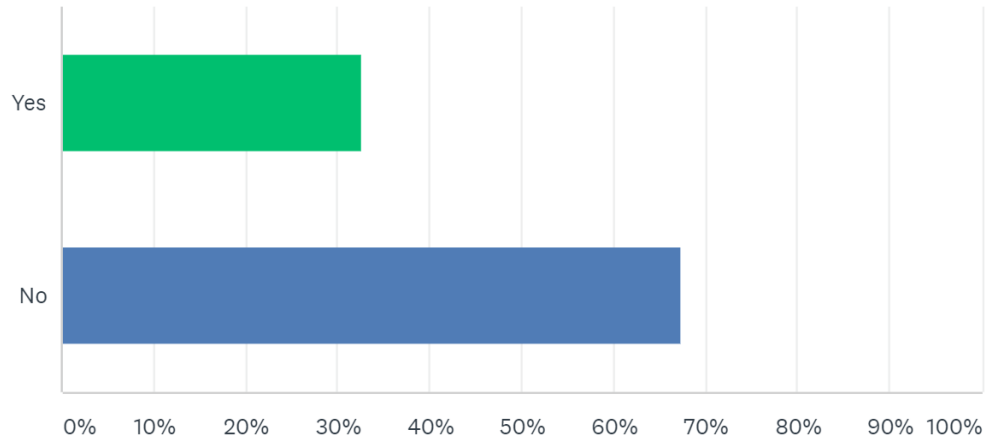
54. None above

55. The biggest challenge is the data. Assessor's do not use the ANSI standard, so the public records data is inconsistent, and Realtors are responsible for inputting data on the MLS. To say that ist is inconsistent is an understatement. Having Standardized data would go a long way.

2020 ALLTERRA APPRAISAL MODERNIZATION APPRAISER SURVEY – RESULTS

Would you recommend the appraisal profession to your children?

Answered: 227 Skipped: 1



ANSWER CHOICES	RESPONSES
▼ Yes	32.60% 74
▼ No	67.40% 153
TOTAL	227