



Real Estate Appraisers Mass Appraisal Experience Log

Experience hours awarded to appraiser trainees working in assessment or mass appraisal must be compliant with USPAP Standards 5 and 6, (in some cases, USPAP Standards 1 and 2). The Mass Appraisal Experience Log is to be used for USPAP Standard 5 and 6 work product. If an applicant is also seeking credit for USPAP Standard 1 and 2 work product, that experience must be applied for using a Real Estate Appraisers Applicant/Trainee Experience Log.

Quantitative experience requirements may only be satisfied by time spent on the appraisal process. This consists of:

- analyzing factors that affect value;
- defining the problem;
- gathering and analyzing data;
- applying the appropriate analysis and methodology; and
- arriving at an opinion and correctly reporting the opinion in compliance with USPAP.

The mass appraisal experience being submitted by the trainee and supervisor must be a part of, or the entirety of, a work product intended to be compliant with USPAP Standard 5 and 6.

Allowed hours are found in The Law Relating to Real Estate Appraisers under WAC 308-125-075. A link to the laws and rules can be found on the Department of Licensing Appraiser's webpage (www.dol.wa.gov/business/appraisers).

Check the following boxes as they apply to the office you worked in while gaining your experience; example, in the normal course of producing your mass appraisal work product and in connection with each property appraised, the following elements are part of your office's process:

1. Identification of the properties to be appraised Yes No
2. Are market areas of consistent behavior that applies to properties defined? Yes No
3. Is there clear identification of characteristics (supply and demand) that affect the creation of value in that market area? Yes No
4. Is the model structure developed in such a way that it reflects the relationship among the characteristics affecting value in the market area? Yes No
5. Is the model structure calibrated in a manner that determines the contribution of the individual characteristics affecting value? Yes No
6. Are the conclusions reflected in the model applied to the characteristics of the properties being appraised? Yes No
7. Is a review performed on the mass appraisal results? Yes No

Entries must be chronological in order. If a trainee has multiple supervisors, separate appraisal logs shall be maintained and submitted for each supervisory appraiser.

