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Comments:

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It is a good thing for the industry if appraisers are independent. However, there should be a mechanism in place whereby: 1) Homeowners are able to see the appraisal they are purchasing prior to the financial institution receiving it 2) Homeowners have a mechanism for protesting an appraisal, and providing the grounds by which they feel it is flawed 3) Appraiser lists are independent but appraiser may list specialties: such as green-built energy efficient homes - such appraisers are hard to find and worth selecting when such a home is ready for appraisal. Our home, built last year, was severely undervalued by an appraiser who compared our new, green-built, energy efficient home to 15-year-old standard residences. This, despite the fact our local realty association has data showing green, energy efficient homes sell for a higher price in our area. An appraisal a year earlier compared our home (properly) to other energy efficient homes. This wide discrepancy in appraisal quality is a big problem and needs to be addressed.