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Comments:

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Comments:

I have been appraising for 41 years and have seen the quality of the single family appraiser practitioners deteriorate to the current stage where most are just brain damaged monkeys mindlessly tapping at a keyboard. Most of these individuals could not find a value without being told in advance what value and even then they need a full moon, radar, and seeing eye dogs to find it. If quality individuals are ever to enter the profession of residential appraisal, then the fees paid must be reflective of the time and cost of doing business to produce a quality/thoughtful product and to compensate for the cost of education and time to be trained properly. The perception of an appraisal must be raised from its current status of a speed-bump to that of a watch dog who is not kicked if it barks. If the appraisers are to be "fair witnesses" then bad actors must be removed and those who try to pimp them out must not be allowed to make their income on the labors of others. Management companies should not be allowed to "fee split" the appraisal fee since they contribute nothing to the appraisal process. They have no risk and it is the appraiser who will be sued. Thank you.