



**BURGESS
CAWLEY
SULLIVAN**
& ASSOCIATES

Appraisal During Covid

“An Appraiser’s Perspective”

Presenter: Brady Fleguel

October 23, 2020



General Directives

AIC Members are reminded to follow the directions of their local PHAs. Members are still required to follow all virus spread mitigation practices such as:

- *use of Personal Protective Equipment.*
- *avoiding high touch areas.*
- *providing pre-inspection instructions to owners/occupants such as opening all interior doors and closets and panels, turning lights on upon your arrival to minimize surface transfer.*
- *physical distancing.*
- *if health risks or PHA directives prevent an interior site inspection, completing an interior inspection remotely using technology or third-party data.*



New Report Language (1)

- Significant Value Uncertainty

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organization as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many industry sectors. As of the effective date, the undersigned considers that less weight can be attached to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base an opinion of value.

Consequently, less certainty – and a higher degree of caution – should be attached to this point-in-time valuation assignment than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, the undersigned recommends that clients and intended users keep the valuation of this property under frequent review.

New Report Language (2)

Values and opinions contained in this report are based on market conditions as of the effective date of this report. This point-in-time valuation assignment does not provide a prediction of future values. In the event of market instability and/or disruption, values and opinions may change rapidly and as a result, potential future events have NOT been considered in this report.

As this report does not and cannot consider any changes to the property or market conditions after the effective date, clients and intended users are cautioned in relying on the report after the effective date noted herein.



Interior Inspections

- Protocols vary by Region.
- Reports can be completed without an inspection
- *Expect to see one of the following Extraordinary Assumptions.*
- *Due to the Coronavirus pandemic, local health authorities are strongly advising (or mandating) limited exposure to or contact with other people. Entering properties for personal interior inspection purposes is contrary to local health authority advice and is not possible at this time. This assignment was completed without physical access to the interior of this property. **Property details have been identified and collected through other means as noted in this report.***

Because of the inability to access and personally inspect the interior of this property, information and details concerning the interior finishing, quality and condition are taken from sources deemed reliable. If any of these details are subsequently determined to be inaccurate, the appraiser reserves the right to amend the report and the value herein.



Use of Owner Supplied Photos

- Photos must be time Stamped and Geo-tagged
- Consider an interior tour using video technology such as Zoom, Googleduo, Facetime, Facebook Messenger.
- Outline which techniques used in the Scope of the Report.



Liability Insurance Coverage (CUSPAP)

Members make use of the “extraordinary assumptions and limiting conditions” to specify the compromised circumstances under which the Member has had to prepare a report.

CUSPAP permits a Member to prepare appraisal reports under less than perfect circumstances by using certain limiting conditions, the AIC professional liability policy is designed to respond to protect the Member.

Protecting against an allegation of infecting another person with COVID-19 falls outside the scope of the insurance coverage grant