

APPRAISAL ORDER / ENGAGEMENT FORM



Johnson Appraisal Group, PLLC

Real Property Appraisers and Consultants
442 W Kortsen Road #203, Casa Grande, AZ 85122
P O Box 11742 Casa Grande, AZ 85130
PO Box 971, Queen Creek, AZ 85142
Tel 480-782-9291 Tel 520-836-6201 Fax 480-782-8409
e-mail: chuckjohnsonappraiser@gmail.com
Howard C. Johnson, MSA, J.D.

Lending Refinance Purchase Tax Estate Settlement Family Law
Business Appraisal Other:

Date:

Name of Firm / Institution (client):

Person completing this form:

Title:

Mailing Address:

Billing Address (leave blank if C.O.D.):

Phone: Ext. Cell Phone:

FAX:

Email Address:

Subject Complete Property Address:

Property Owner's Name, as shown on Title:

Borrower's name if different from owner:

Co Borrower's name if requested to be stated on the appraisal report.

Email address:

Phone Contact: Home

Work

Cell

State:

County:

**** Attach any information that may be helpful. (E.g. Property Description, Tax Identification or Parcel number, etc. instructions for appraisal report delivery)**

Scope of work special instructions: i.e. value of personal property, indicate if communication is by, appraisal report or restricted appraisal. Please note any special client specific assignment conditions.

Effective Date of Requested Property Value:

Payment Arrangements:

Pay on website at; johnsonappraisal.com or via Paypal or Venmo

Person paying for the appraisal (if C.O.D.):

Phone: Ext.

Person to contact for inspection (if different):

Phone:ext.

Completed and signed form can be faxed to 480-782-8409 or email to chuckjohnsonappraiser@gmail.com

X_____

Authorized Signature/ Date

Please note: This is considered to be a binding legal contract for professional Appraisal Services. Acceptance of the Fee and Terms are considered to be implied by your signature above. Please call if you have any questions.

Please note, Arizona State Revised Statute requires that all appraisal invoices be paid within 45 days of invoice. Please see ARS: 32-3675

Definition of client: the party or parties who engage, by employment or contract, an appraiser in a specific assignment.

Comment: The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent.

Standard of Value. Unless otherwise stated by the client the "standard of value" for the appraisal assignment for which this is an engagement for shall be: "Market Value".

Defined as follows:

Market Value Definition

Per Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA)

Effective August 24, 1990

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specific date

and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and Seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;

- (4) Payment is made in terms of cash in U. S. Dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Please visit our website to view the different valuation disciplines we offer

www.JohnsonAppraisal.com



Please complete and return this order form via email to:
chuckjohnsonappraiser@gmail.com
Or fax to: 480-782-8409