

2012-13, 15-Hr. USPAP, Answers To Review Quiz and Practice Tests

<u>Review Quiz Part 2-38</u>		
1. The Client	2. hypothetical condition	3. appraisal practice
4. workfile	5. extraordinary assumption	6. bias 7. price
8. valuation services	9. appraisal	10. value

<u>Review Quiz Pg. Part. 3-48-49</u>					
1. Appraisal practice	2. mislead	3. workfile of record keeping			
4. Appraisal, Appraisal review, Appraisal consulting, Other services					
5. subset,	6. F	7. T	8. F	9. T	10. T

<u>Practice Test Part 3-50-52</u>						
1. C	2. B	3. A	4. D	5. A	6. B	7. D
8. A	9. A	10. D	11. C	12. D	13. B	14. A
15. D						

<u>Review Quiz Part 4-74</u>						
1. T	2. T	3.F	4. T	5. F	6. T	7. F
8. F	9. T	10. F				

<u>Review Quiz Part 5-86</u>						
1. ongoing	2. identify	3. bias	4. <u>flexibility</u> , and significantly <u>responsibility</u>			
5. sufficient information						
6. T	7. T	8. F	9. T	10. T		

<u>Practice Test Part 6-93-96</u>						
1. C	2. D	3. B	4. B	5. D	6. D	7. B
8. C	9. A	10. D	11. B	12. C	13. D	14. B
15. A						

<u>Review Quiz Part 7-110</u>					
1. T	2. F	3. T.	4. F	5. T	6. three
7. <u>understand</u> and <u>correctly employ</u>					
8. <u>verify</u> and <u>analyze</u>					
9. <u>intended use</u> and <u>intended users</u>					
10 current date					

<u>Review Quiz Part 8-120</u>						
1. F	2. T	3. F	4. F	5. T	6. T	7. F
8. T	9. F	10. T				

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Continued

Review Quiz Part 9-134

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|--|--|-------------------------------------|-------------|--------------|
| 1. <u>developing</u> and <u>communicating</u> | 2. <u>review</u> and <u>appraisal</u> | | | |
| 3. <u>effective date</u> | 4. <u>scope of work</u> | 5. <u>all</u> or <u>part</u> | | |
| 6. T | 7. T | 8. F | 9. F | 10. F |

Practice Test Part 9-135-138

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|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1. C | 2. D | 3. B | 4. C | 5. B | 6. C | 7. B |
| 8. A | 9. D | 10. D | 11. D | 12. D | 13. C | 14. A |
| 15. D | 16. C | | | | | |

Review Quiz Part 10-160-161

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|--|--------------------------------|--------------------------|-------------|--------------|
| 1. Appraisal | 2. appraisal consulting | 3. Mass appraisal | | |
| 4. Self Contained Appraisal Report, Summary Appraisal Report, Restricted Use Appraisal Report | | | | |
| 5. Highest and Best Use | | | | |
| 6. F | 7. T | 8. T | 9. T | 10. F |

Practice Test Part 11-168-171

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|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1. B | 2. D | 3. A | 4. C | 5. A | 6. B | 7. D |
| 8. B | 9. A | 10. C | 11. D | 12. B | 13. D | 14. C |
| 15. A | 16. D | 17. B | 18. C | 19. A | 20. D | |