

SERVICE & EXPERIENCE

For Your Relocation, Mortgage, Divorce, Purchase, Refinance, PMI Removal, Special Purpose & Development Appraisal & Consultant needs in IL, IN & WI. We handle Residential, Commercial, Industrial, and Agricultural & Special Purpose Properties. We can provide you with a professional honest answer of our opinion of Market Value. For over four generations since 1914 our family has served your appraisal needs. Our appraisers have a combined over 200 years of experience. For Your Relocation, Mortgage, Divorce, Purchase, Refinance, PMI Removal, Special Purpose & Development Appraisal & Consultant needs in IL, IN & WI. We handle Residential, Commercial, Industrial, and Agricultural & Special Purpose Properties. We can provide you with a professional honest answer of our opinion of Market Value. For over four generations since 1914 our family has served your appraisal needs. Our appraisers have a combined over 200 years of experience.



**APPRAISALS ARE DELIVERED TO
YOU VIA THE INTERNET**



We work very hard at our accomplishments to continually strive to perform the best Appraisal Services in all of the market areas we cover.

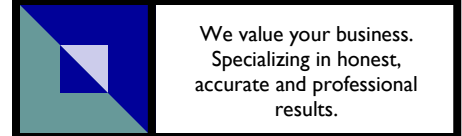


MartinAppraisals.Com

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We value your business.
Specializing in honest,
accurate and professional
results.



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APPRAISAL & MARKET VALUE

So you've decided to order an Appraisal from MartinAppraisals.com, what is this process all about? An Appraisal is the act or process of developing an opinion of value; an opinion of value, of or pertaining to appraising and related functions such as appraisal practice or appraisal services.



We try to "Baby" all our customers, to explain the Appraisal process.

We do many types of Appraisals for many different types of clients. For lending purposes we provide our lenders with an Appraisal that gives an opinion of "Market Value.."

Market Value is a type of value, stated as an opinion, that presumes

the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

While each lender has their own requirements for Appraisers unique to them, the basic ethical requirements that all Appraisers must follow are governed through an ethics document known as USPAP. USPAP is the Uniform Standards of Professional Appraisal Practice. For a complete on line free link to this document go to <http://commerce.appraisalfoundation.org/html/2006%20USPAP/toc.htm>

RELOCATION APPRAISING

One of our specialties is "Relocation Appraising" this in many ways is vastly different than "Mortgage Appraising."

Exploring the differences

There are a number of differences between these but some of the basic ones are different forms—the typical mortgage Appraisal is done on a Fannie Mae/Freddie Mac/FHA/VA Approved Appraisal form. Those forms require a current market value as of the effective date of the Appraisal. In the Relocation Appraisal we use a significantly more complex, more detail oriented form known as the "Employee Relocation Council Summary Appraisal Report" form that seeks to provide an opinion of the "Anticipated Sales Price." The "Anticipated Sales Price, requires a "prospective value" by the use of a forecasting technique considering listings, sales and pending sales within your immediate marketing area. In most ERC or Relocation style Appraisals, Appraisers must consider and apply any necessary forecasting for a market period not to exceed 120 days. The Appraiser will ask you more detailed questions about improvements you have made during your term of ownership and any details you or your representative may have about any listings, sales or pending contracts in your market area. The Appraiser will also ask you when you are transferred, what items of personal property will remain with your home. Typical examples include kitchen and laundry appliances and window treatments. When these items remain with the home the Appraiser will include these in the "Anticipated Sales Price" of your home.

An article at http://www.martinappraisals.com/_pdf/Relo%20Voes%20Real%20Estate%20Valuation%20Magazine%20May-July%202004.pdf explains in detail.



So how do I choose an Appraiser for my home, office building or warehouse? While some of our Appraisers are designated and some are not there are some things you should know about designations and how they can be misleading. Two Appraisers with the same designation may have very different qualifications and some while the qualifications may have been difficult to obtain have very little experience in the real world—"book smart and street stupid" as they say. Refer to this article for more on designations and certifications

http://www.martinappraisals.com/_pdf/AppCert-whenenough-ERCMobMag09.05.pdf

Consider choosing an Appraiser like you would most other things in life where quality is important—How long have you been an Appraiser? What types of Appraising have you done? What kind of educational criteria do you have? What type of license do you have? In our firm, none of our Appraisers are trainees. We let them get their feet wet somewhere else and when they have many years of experience we retrain them here. The average Appraiser here has about 20 years in the business, we don't think that you should have an Appraiser who is learning how to do an Appraisal on your home. The President & Chief Financial Officer Donald J. Martin, SCRP, RAA, GAA is a fourth generation Appraiser who is certified in all levels of Real Estate Appraising. Don's qualifications can be found on the web or simply call or e-mail for details on any of our Appraisers and we will be glad to share our information with you.


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