

**161-010-0025 Requirements for Acceptable Appraisal Experience**

As a prerequisite to taking the applicable appraisal examination, the applicant shall present evidence of satisfactory completion of acceptable appraisal experience. An hour of experience is defined as verifiable time spent performing tasks in accordance with acceptable appraisal experience, as defined in OAR 161-010-0020, and does not include travel time. Each hour of experience is equivalent to one (1) "point" for purposes of OAR 161-010-0025(5). Education cannot be substituted for experience. Acceptable appraisal experience must meet the following criteria:

- (1) Review appraisals shall be awarded experience credit when the appraiser performs review(s) in accordance with USPAP.
- (2) An appraiser who signs a real property appraisal report prepared by another, even under the label of "review appraiser", must accept full responsibility for the contents of the report. This will appropriately be considered as appraisal experience.
- (3) Maximum allowable experience points:

<b>RESIDENTIAL PROPERTY TYPES / CODES</b>	<b>ALLOWABLE POINTS</b>
Single Family Residential (non-complex one unit)	8
Single Family Residential (complex one unit)	16
Residential Multi-Family (non-complex 2-4 units)	20
Residential Multi-Family (complex 2-4 units)	24
Residential Multi-Family (5-12 units)	30
Residential Multi-Family (13 units or more)	40
Residential Lot	6
Subdivisions	40
<b>OTHER PROPERTY TYPES / CODES</b>	<b>ALLOWABLE POINTS</b>
Rural/Land (improved 20 ac. or less)	16
Rural/Land (vacant 20 ac. or less)	12
Agricultural/Farm or Forest Land (improved)	80
Agricultural/Farm or Forest Land (vacant)	60
Industrial (industrial park, business campus, warehousing, manufacturing plant, etc.)	80
Industrial Park or Business Campus Land (vacant)	24
Multi-Family Land (vacant)	24
Commercial (improved - office bldg., retail store, restaurant, service station, bank, day care center, nursing home, etc.)	40 Single Tenant 80 Multiple Tenant
Commercial Land (vacant)	24
Appraisal Review (residential)	50% Desk 80% Field
Appraisal Review (commercial)	50% Desk 80% Field
Appraisal Review (AG/Farm/Forestland)	50% Desk 80% Field
Institutional & Special Purpose (hospital, school, church, government building, etc.)	80
Vacant Land (commercial, multi-family, business campus, industrial park, etc.)	24
Other (dairies, orchards, vineyards, mixed use, etc.)	Case by Case