

For honest and ethical appraisals, you can rely on Jeff Harris.

An appraiser's primary responsibility is to their client. Most of the time, for a typical residential appraisal, the appraiser's client is the lender ordering the appraisal, and often the appraisal is ordered by a third party the lender has hired in order to maintain independence. It follows that appraisers are typically limited to only disclosing information to their clients, so as a homeowner, if you would like to obtain a copy of the appraisal document, you normally should obtain it via your lender and not the appraiser.

Other obligations include numerical accuracy depending on the scope of the assignment, acquiring and sustaining an adequate level of competency and education, and the appraiser must conduct him or herself as a professional. Maintaining high ethics is standard operating procedure for us at Harris Appraisal Company.

In some cases, appraisers will have fiduciary responsibilities to third parties, including homeowners, buyers and sellers, or others. Generally, the third parties are clearly defined in the appraisal report. An appraiser's fiduciary duty is only to those third parties who the appraiser knows, based on the scope of work or other things in the framework of the assignment. There are also ethical standards that have nothing to do with whom we share information.

When busy with an assignment, we follow the highest ethical standards possible. Accepting orders where our fee is dependent on our value conclusion is not something we can consider. That is, we don't agree to do an appraisal report and base our pay upon coming up with a particular value conclusion. Anyone should be able to see that fabricating a home's value to achieve essentially a higher fee is unethical!

Finally, the Uniform Standards of Professional Appraisal Practice (or simply "USPAP") explicitly defines a violation in ethics as the acceptance of an assignment that is contingent on "the reporting of a pre-determined result (e.g., opinion of value)", "a direction in assignment results that favors the cause of the client", or "the amount of a value opinion" in addition to other situations. We follow these rules to the letter which means you can rest easy knowing we are working hard to objectively determine the home or property value.

When you order an appraisal from Harris Appraisal, Jeff will make sure you're getting the professional service you expect along with the business principles he's known for.