Land appraisal records / 01

PAIR THE PARCEL RECORDS

Use records already available. Neutral labels connect questions without exposing property identifiers.

A helpful preparation resource from PickYourPro.ai. Fill in digitally or print. Keep your completed copy private.

Parcel A: neutral label / question that prompted this record comparison

A1: record type and private reference / source role / date or version

A2: record type and private reference / source role / date or version

Parcel B: neutral label / question that prompted this record comparison

B1: record type and private reference / source role / date or version

B2: record type and private reference / source role / date or version

Preparation only. Not valuation, surveying, title research or legal advice. No acreage, boundary, ownership, access or use finding. Keep original records and private identifiers separate.

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MAKE THE DIFFERENCE A QUESTION

Do not select the correct record. Ask the appraiser to explain the context and next clarification.

Parcel A / A1 and A2: topic that seems different / question for the appraiser

A: appraiser response reference / record context requested / question still open

A: effect on proposed assignment to ask about / coordination owner to confirm

Parcel B / B1 and B2: topic that seems different / question for the appraiser

B: appraiser response reference / record context requested / question still open

B: effect on proposed assignment to ask about / coordination owner to confirm

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TRACK THE CLARIFICATION

Check the conversation trail, not the correctness of a record or a property conclusion.

- [ ] Parcel labels stay consistent across record pairs
- [ ] Both record versions have source-role references
- [ ] Apparent differences are written as questions
- [ ] No acreage, access right or boundary conclusion is entered
- [ ] The appraiser's response points to the original question
- [ ] Any requested specialist coordination has an owner
- [ ] Changed assignment or report references remain traceable
- [ ] Original records and private identifiers stay separate

Parcel and record pair / clarification received / unresolved point

Other professional input requested by appraiser / coordinating role / reply reference

Earlier assignment or report reference / replacement reference / recipient follow-up

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QUESTIONS FOR THE APPRAISER

Use the record pairs to discuss clarification responsibilities before agreeing the engagement.

Sharing: how should I label and privately share the two records?

Context: which source, date or version details do you need?

Assignment: how will you explain the effect of an unresolved record question?

Coordination: who arranges any other professional input you request?

Response: where are clarifications and unresolved limitations documented?

Versions: how are replacement references and recipient follow-up handled?

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COMPARE CLARIFICATION SUPPORT

Use Provider A and B in every box. This does not compare or predict property values.

Provider A / B / discussion dates / common parcel and record-pair labels

Record-context review, clarification deliverables and assignment limits - A / B

Specialist coordination, replacement references and recipient follow-up - A / B

Included work, exclusions, timing, fee basis and open engagement terms - A / B

READY TO HEAR FROM PROS?

Create an account on PickYourPro.ai if you choose, then start a Real Estate Appraisal request for land-appraisal support. Share a non-sensitive summary so participating pros can compete with proposals. Compare assignment scope, responsibilities, timing and terms. A private record and engagement review may be needed.

Start a request

One request. Every pro's best offer.

Participation varies. A private record and engagement review may be needed before a final proposal.

Planning guide: https://www.pickyourpro.ai/services/real-estate-appraisal/land-appraisals

The Appraisal Foundation: Consumers (official reference)

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