

Accredited Rural Appraiser Practice Test Questions and Answers

1. What is the primary difference between rural and urban property appraisal?

- A) Rural properties require specialized knowledge of agricultural land use and income approaches
- B) Rural properties are always worth less than urban properties
- C) Rural properties don't need professional appraisals
- D) Rural properties only use cost approach methods

2. Which approach is most commonly used for valuing agricultural land?

- A) Income approach based on agricultural productivity
- B) Cost approach only
- C) Sales comparison approach exclusively
- D) Assessed value from tax records

3. What factors significantly affect rural property values?

- A) Soil quality, water rights, access to markets, and zoning restrictions
- B) Only the size of the property
- C) Only the age of buildings
- D) Only the distance from cities

4. What is a key consideration when appraising farmland?

- A) Current and potential agricultural income and land productivity
- B) Number of farm animals only
- C) Color of farm buildings
- D) Personal preferences of the owner

Answers: 1-A 2-A 3-A 4-A

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