

USPAP Practice Test Questions and Answers

1. What does USPAP stand for?

- A) United States Property Appraisal Principles
- B) Uniform Standards of Professional Appraisal Practice
- C) Universal Standards for Property Assessment Practices
- D) United States Professional Appraisal Procedures

2. Which USPAP standard covers real property appraisal development?

- A) Standard 1
- B) Standard 2
- C) Standard 3
- D) Standard 4

3. According to USPAP, how long must an appraiser retain work file records?

- A) 3 years from the date of report
- B) 5 years from the date of report
- C) 7 years from the date of report
- D) 10 years from the date of report

4. The Competency Rule in USPAP requires that an appraiser must:

- A) Have geographic competency only
- B) Be competent or take steps to become competent
- C) Have at least 10 years of experience
- D) Hold a state license for 5 years minimum

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

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