

## Real Property Tool Kit Articles

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### Application of Critical Thinking Skills Reasoning and the Real Property Appraiser

#### Part 4

This Tool Kit article continues to reference “The Thinker’s Guide to Analytical Thinking” published by the Foundation for Critical Thinking. The authors of the Thinker’s Guide text list eight items in “A Checklist for Reasoning.” This article refers to item number 4 which states that “All reasoning is done from some POINT OF VIEW.” The text further indicates:

“Identify your point of view.”

“Seek other point of view and identify their strengths as well as weaknesses.”

“Strive to be fair-minded in evaluating all points of view.”

According to the Uniform Standard of Appraisal Practice (USPAP) the real property appraiser must “be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal.” USPAP allows for change that occurs in the real estate field. Such change can influence the point of view in the development and reporting of opinions. Social, political and economic forces are in a constant state of change. As a result appraisal methods and techniques may evolve to adapt to new circumstances. In addition, acceptable appraisal practices must be considered. According to USPAP “The scope of work is acceptable when it meets or exceeds: ...what an appraiser’s peers’ actions would be in performing the same or a similar assignment.”

In performing an appraisal assignment the appraiser should identify his/her point of view based on the body of knowledge as well as the proper application of appraisal principles and practices. Consider other points of view in the context of their strengths and weaknesses. USPAP, under scope of work acceptability, states “Determining the scope of work is an ongoing process in an assignment; information or conditions discovered during the course of an assignment might cause the appraiser to consider the scope of work.” Determining the body of knowledge by “what an appraiser’s peers’ actions would be is an essential ingredient to developing an opinion of value.” Scope of work changes may include additional research and discussions with peers that have experience in a particular type of problem. In such assignments the benefit of professional associations becomes more evident. It can be argued that good business practices include assisting others when called upon. Sharing ideas, data and techniques may lead into help when you need assistance. There are also tangible benefits to be able to call on someone to talk over assignment problems.

Tom Peters, in his book titled “The Tom Peters Seminar,” discusses the quality of conversations and the importance of sharing knowledge. There is value in collaboration. “The issue isn’t communication or teamwork – it’s the creation of value. Collaboration describes a process of value creation that our traditional structure of communication and teamwork can’t achieve.” While Tom Peters talks about organizations, we become a collection of organizations as part of a community of valuation experts. He states, “it’s the idea of creating an organizational network in a flash by gathering the best talent to exploit an opportunity.”

Learning others point of view is a critical thinking process that can add value to your knowledge base, period.