

FTR

To the Real Estate and Banking Committee :

In response to Raised Bill 6677

As an appraiser, I write to ask to preserve the professionalism of Appraiser's in this state. The Appraisal process is the most accurate and professional way a property owner, bank, or any client will obtain a defensible estimated value. Real Estate agents BPO's should not be held to the same degree of accuracy as an appraisal or used instead of an appraisal.

This is in large part due to the fact that we as appraisers are not compensated in the sale or listing of a property. We have no vested interest in the process, we actually have to state this on every appraisal.

We are asked to perform an appraisal and base the value on the information we obtain from multiple sources. As an appraiser we perform a more detailed research on the subject property . We check town records, tax assessors, town clerks, building and zoning, etc. We also perform a more detailed analysis of the comparables we use to develop an estimated value. Due to this our reports offer a more reliable set of data for a client to make decisions. Appraisers have been through a lot of changes in the past few years and honestly the ones that are left in this profession care about it. The values we note in our reports and the information noted have been researched and analyzed to a greater degree than an Agents BPO. Most of the Appraisers take pride in the work that we perform. We understand that we are held accountable for what we state in a report and it is not taken lightly. Appraisers have regulations regarding the standards they use in developing an opinion of value. These regulations are part of Connecticut Law. Agents and Brokers so not have the same level of requirements and can no be considered to be of equal qualification.

Please preserve the integrity of the appraisal and valuation process, keep Connecticut a mandatory state.

Deborah L Pizzonia, Certified Residential Appraiser

58 Oriole Rd

East Haddam, CT 06423

RCR.0001310