

Michele Wargo
7 De Bera Lane
Stamford, CT, 06902
Email: sougirl13@optonline.net
Phone: (203)392-4300

Insurance and Real Estate Committee
Chairman Crisco
Chairman Megna
Members of the Committee

RE: Proposed Bill 6677, BPO vs Appraisal

February 18, 2015

To Whom It Concern,

I am fundamentally opposed to the mere concept of Broker Opinion of Value as it is a clear cut case of conflict of interest.

Third Party analysis is absolutely necessary to ensure a fair, unbiased and comprehensive analysis has been performed without any bias without any vested interest, other than to be thorough, complete and accurate.

Following the most recent mortgage crisis, this is clearly a dangerous step in the wrong direction. Prudence would dictate “staying the course”, allowing Appraisers to continue to assess, value and Brokers to sell.

We Appraisers should be allowed to do the job that our Certification and Education has provided us to do and not other people trying to perform the same services without the background, education, experience and credentials that the Professional Appraiser is asked to do.

Sincerely,
Michele Lynn Wargo