R162-2g-601. Appendices. Appendix 1. Residential Experience Hours Schedule. The hours shown in the following schedule shall be awarded to form appraisals. Fifteen hours may be added to the hours shown if the appraisal is a narrative appraisal instead of a form appraisal. TABLE

TABLE	
Property Type	Hours that may be
	earned
(a) one-unit dwelling, above-grade:	
(i) living area less than 4,000 square	
feet, including a site	Up to 10 hours
	(Expected avg hrs
	7.5)
Part 1	
Task	Hours
Highest and Best Use Analysis	0.25
Neighborhood Description	0.5
Exterior Inspection	0.5
Interior Inspection	0.5
Market Conditions	0.75
Land Value Estimate	0.5
Improvement Cost Estimate	0.5
Income Value Estimate	2.5
Sales Comparison Value Estimate	2.5
Final Reconciliation	0.25
Appraisal Report Preparation	1.75
Restricted Appraisal Report Preparation	0.5
(ii) living area 4,000 square	
feet or more, including a site	Up to 10 hours
Part 2	
Task	Hours
Highest and Best Use Analysis	0.25
Neighborhood Description	0.5
Exterior Inspection	0.75
Interior Inspection	0.75
Market Conditions	0.75
Land Value Estimate	0.75
Improvement Cost Estimate	0.75
Income Value Estimate	3.0
Sales Comparison Value Estimate	3.0 0.25
Final Reconciliation	2.0
Appraisal Report Preparation	0.5
Restricted Appraisal Report Preparation (b) multiple one-unit dwellings in	0.5
the same subdivision or condominium	
project, which dwellings are substantially	
similar:	
(i) 1-25 dwellings	7 hours per
(1) 1 20 4110121.180	dwelling, up
	to a maximum of 42
	hours
(ii) over 25 dwellings	hours 70 hours maximum
(ii) over 25 dwellings (c) two to four-unit dwelling	
(ii) over 25 dwellings (c) two to four-unit dwelling Part 3	
(c) two to four-unit dwelling	70 hours maximum
(c) two to four-unit dwelling Part 3 Task	
(c) two to four-unit dwelling Part 3	70 hours maximum Hours
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis</pre>	70 hours maximum Hours 0.25
(c) two to four-unit dwellingPart 3TaskHighest and Best Use AnalysisNeighborhood Description	70 hours maximum Hours 0.25 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection</pre>	70 hours maximum Hours 0.25 0.5 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.75
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.75 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.75 0.75 0.5 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.75 0.5 0.5 0.5 3.0
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 3.0 3.0
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation</pre>	70 hours maximum 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 3.0 3.0 0.25 2.0 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 3.0 3.0 0.25 2.0 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.75 0.5 0.5 0.5 3.0 3.0 0.25 2.0 0.5 Up to 10 hours Up to 7 hours
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4 Task</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 3.0 3.0 0.25 2.0 0.5 0.5 0.5 3.0 3.0 0.25 2.0 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4 Task Highest and Best Use Analysis</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 3.0 3.0 0.25 2.0 0.5 Up to 10 hours Up to 10 hours Up to 7 hours Hours 0.25
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4 Task Highest and Best Use Analysis Neighborhood Description</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4 Task Highest and Best Use Analysis Neighborhood Description Site Inspection</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4 Task Highest and Best Use Analysis Neighborhood Description Site Inspection Market Conditions</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.75 0.5 0.5 0.5 0.5 0.5 0.25 2.0 0.5 Up to 10 hours Up to 7 hours Hours 0.25 0.5 0.5 0.5
<pre>(c) two to four-unit dwelling Part 3 Task Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection Market Conditions Land Value Estimate Improvement Cost Estimate Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation Restricted Appraisal Report Preparation (d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form (e) residential lot, 1-4 unit Part 4 Task Highest and Best Use Analysis Neighborhood Description Site Inspection</pre>	70 hours maximum Hours 0.25 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.

Appraisal Report Preparation Restricted Appraisal Report Preparation (f) multiple lots in the same subdivision,	2.0 0.5			
which lots are substantially similar				
(i) 1-25 lots	5 hours per lot,			
	up to a maximum of			
	30 hours			
(ii) Over 25 lots	50 hours maximum			
(g) small parcel of less than 20 acres up	to 6.5 hours			
Part 5				
Task	Hours			
Highest and Best Use Analysis	0.25			
Neighborhood Description	0.5			
Site Inspection	0.25			
Market Conditions	0.75			
Sales Comparison Value Estimate	1-3			
Final Reconciliation	0.25			
Appraisal Report Preparation	2.0			
Restricted Appraisal Report Preparation	0.5			
(h) vacant land, 20-640 acres	20-40 hours, per			
	board decision			
(i) recreational, farm, or timber acreage				
suitable for a house site:				
(i) up to 10 acres	10 hours			
(ii) 10 acres or more	15 hours			
(j) all other unusual structures or	5-35 hours, per			
acreage which are much larger or more	board decision			
complex than typical properties				
(k) review of residential appraisals with no				
opinion of value developed as part of the				
review performed in conjunction with				
investigations by government agencies	10-50 hours			
Appendix 2. General Experience Hours Schedu	le. All appraisal reports claimed for property types identified in sections (a) through			
(k) of the following schedule shall be narrative appraisal reports. Experience hours listed in this schedule may be increased by				
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50% for unique and complex properties if the applicant notes the number of extra hours claimed on the appraiser experience log submitted by the applicant, and if the applicant maintains in the workfile for the appraisal an explanation as to why the extra hours are claimed. TABLE

Property Type	Hours that may be earned
(a) Apartment buildings:	may be earned
(i) 5-100 units	40 hours
(ii) over 100 units	50 hours
(b) hotel or motels:	50 11001 3
(i) 50 units or fewer	30 hours
(ii) 51-150 units	40 hours
(iii) over 150 units	50 hours
(c) nursing home, rest home, care facilities:	50 11001 5
(i) fewer than 80 beds	40 hours
(ii) 80 beds or more	50 hours
(d) industrial or warehouse building:	50 11001 5
(i) smaller than 20,000 square feet	30 hours
(ii) 20,000 square feet or more, single	50 11001 5
tenant	40 hours
(iii) 20,000 square feet or more, multiple	
tenants	50 hours
(e) office buildings:	
(i) smaller than 10,000 square feet	30 hours
(ii) 10,000 square feet or more, single	
tenant	40 hours
(iii) 10,000 square feet or more, multiple	
tenants	50 hours
(f) entire condominium projects, using income	
approach to value:	
(i) 5- to 30-unit project	30 hours
(ii) 31- or more-unit project	50 hours
(g) retail buildings:	
(i) smaller than 10,000 square feet	30 hours
(ii) 10,000 square feet or more, single	
tenant	40 hours
(iii) 10,000 square feet or more, multiple	
tenants	50 hours
(h) commercial, multi-unit, industrial,	
or other nonresidential use acreage:	
(i) 1 to less than 100 acres	20-40 hours
(ii) 100 acres or more, income approach	
to value	50-60 hours
(i) all other unusual structures or assignment	S

that are much larger or more complex than		hours per
the properties described in (a) to (h) herein.	board de	cision
<pre>(j) entire subdivisions or planned unit developments (PUDs):</pre>		
(i) 1- to 25-unit subdivision or PUD	30 hours	
(ii) over 25-unit subdivision or PUD	50 hours	
(k) feasibility or market analysis	5 to 100 each per	
		, up to a
	maximum	
	hours	
(1) farm and ranch appraisals:(i) irrigated cropland, pasture	Form	Narrative
other than rangeland:		
(A) 1 to less than 11 acres	10 hrs	15 hrs
(B)11-less than 40 acres		20 hrs
(C)40-less than 160 acres	15 hrs	25 hrs 40 hrs
(D)160-less than 1280 acres (E) 1280 acres or more	40 hrs	
(ii) dry farm:		
(A) 1 to less than 1280 acres	15 hrs	25 hrs
(B) 1280 acres or more	20 hrs	40 hrs
(m) Improvements on properties other than a rural residence, maximum 10 hours:		
(i) dwelling	5 hrs	5 hrs
(ii) shed	2.5 hrs	2.5 hrs
<pre>(n) cattle ranches (i) 0-200 head</pre>	15 hrs	20 hrs
(ii) 201-500 head	25 hrs	20 hrs 30 hrs
(iii) 501-1000 head	30 hrs	40 hrs
(iv) more than 1000 head	40 hrs	50 hrs
(o) sheep ranches		
(i) 0-2000 head	25 hrs	30 hrs
(ii) more than 2000 head	35 hrs	45 hrs
(p) dairy, including all improvements		
except a dwelling (i) 0-100 head	20 hrs	25 hrs
(ii) 101-300 head	25 hrs	30 hrs
(iii) more than 300 head	30 hrs	35 hrs
(q) orchards	30 hrs	40 hrs
(i) up to 50 acres (ii) more than 50 acres	40 hrs	50 hrs
(r) rangeland/timber		
(i) 0-640 acres	20 hrs	25 hrs
(ii) more than 640 acres (s) poultry	30 hrs	35 hrs
(i) 0-100,000 birds	30 hrs	40 hrs
(ii) more than 100,000 birds	40 hrs	50 hrs
(t) mink	20.1	25.4
(i) 0-5000 cages (ii) more than 5000 cages	30 hrs 40 hrs	35 hrs 50 hrs
(u) fish farm	40 hrs	
(v) hog farm	40 hrs	
(w) review of appendix 2 appraisals with		
no opinion of value developed as part of the review, performed in conjunction		
with investigations by government agencies	20-100 h	ours
Appendix 3. Mass Appraisal Experience Hours		
TABLE		
Property Type	Hours th	
(a) one-unit dwelling, above-grade living	may be e	ลาาเซน
area less than 4,000 square feet:		
Part 1		
Task Highest and Post Use Applysis	Hours	
Highest and Best Use Analysis	0.25	
Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection	0.25 0.5 0.5 0.5	
Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection CAMA Data Input and Review	0.25 0.5 0.5 0.5 0.5	
Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection CAMA Data Input and Review Market Conditions	0.25 0.5 0.5 0.5 0.5 0.75	
Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection CAMA Data Input and Review Market Conditions Land Value Estimate	0.25 0.5 0.5 0.5 0.5	
Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection CAMA Data Input and Review Market Conditions	0.25 0.5 0.5 0.5 0.5 0.75 0.5	
Highest and Best Use Analysis Neighborhood Description Exterior Inspection Interior Inspection CAMA Data Input and Review Market Conditions Land Value Estimate Improvement Cost Estimate	0.25 0.5 0.5 0.5 0.5 0.75 0.5 0.5	

Appraisal Report Preparation	1.75
Restricted Appraisal Report Preparation	0.5
(b) one-unit dwelling, above-grade living area	a
area 4,000 square feet or more:	
Part 2	
Task	Hours
Highest and Best Use Analysis	0.25
Neighborhood Description	0.5
Exterior Inspection	0.75
Interior Inspection	0.75
CAMA Data Input and Review	0.5
Market Conditions	0.75
Land Value Estimate	0.75
Improvement Cost Estimate	
	0.75
Income Value Estimate	3.0
Sales Comparison Value Estimate	3.0
Final Reconciliation	0.25
Appraisal Report Preparation	2.0
Restricted Appraisal Report Preparation	0.5
(c) two to four unit dwelling:	
Part 3	
Task	Hours
Highest and Best Use Analysis	0.25
Neighborhood Description	0.5
Exterior Inspection	0.5
Interior Inspection	0.5
CAMA Data Input and Review	0.5
Market Conditions	0.75
Land Value Estimate	0.5
Improvement Cost Estimate	0.5
Income Value Estimate	3.0
Sales Comparison Value Estimate	3.0
Final Reconciliation	0.25
Appraisal Report Preparation	2.0
Restricted Appraisal Report Preparation	0.5
(d) commercial and industrial buildings,	
depending on complexity:	
Part 4	
Task	Hours
Highest and Best Use Analysis	0.25
Neighborhood Description	0.5
Exterior Inspection	0.5-4.5
Interior Inspection	0.5-9.5
CAMA Data Input and Review	0.5
Market Conditions	1.5
Land Value Estimate	2.0
Improvement Cost Estimate	2.0
Income Value Estimate	2-15
Sales Comparison Value Estimate	2-15
Final Reconciliation	0.5
Appraisal Report Preparation	1-10
Restricted Appraisal Report Preparation	0.5
(e) agricultural and other improvements,	015
depending on complexity:	
Part 5	
Task	Hours
	0.25-0.5
Highest and Best Use Analysis	
Neighborhood Description	0.5
Exterior Inspection	0.25-0.5
Interior Inspection	0.5-1
CAMA Data Input and Review	0.5
Market Conditions	0.75
Land Value Estimate	0.5-1
Improvement Cost Estimate	0.5-1
Income Value Estimate	1-3
Sales Comparison Value Estimate	1-3
Final Reconciliation	0.25
Appraisal Report Preparation	2.0
Restricted Appraisal Report Preparation	0.5
(f) vacant land, depending on complexity:	
Part 6	
Task	Hours
Highest and Best Use Analysis	0.25-0.5
Neighborhood Description	0.5
Site Inspection	0.25
Land Segregation	0.25
	0.25
CAMA Data Input and Review	
Inspection	0.25-2.25

Market Conditions Income Value Estimate Sales Comparison Value Estimate Final Reconciliation Appraisal Report Preparation (g) Land valuation guideline (development): (i) 25 or fewer parcels (ii) 26 to 500 parcels (iii) over 500 parcels	0.75 1-3 1-3 0.25 2.0 0.5 10 hours 30 hours 25 additional hours for each 500 parcels, up to a maximum of 125
(h)land valuation guideline (update): (i) 25 or fewer parcels 1 hour	hours for each guideline
(i) 25 or fewer parcels 1 hour (ii) 26 to 500 parcels 3 hours	
(iii) over 500 parcels	2.5 additional hours for each 500 parcels, up to a maximum of 12.5 hours for each guideline
 (i) assessment/sales ratio study, data collection, verification, sample inspection, analysis, conclusion, and implementation: 	
(i) base study of 100 reviewed sales(ii) additional increments of 100 sales	125 hours 25 additional hours for each 100 additional sales, up to a maximum of 375 hours for each study
(j) multiple regression model,development and implementation:(i) fewer than 5,000 parcels	100 hours
(ii) additional increments of 500 parcels	5 additional hours for each additional 500 parcels, up to a maximum of 375 hours for each regression model
 (k) industry depreciation study and analysis (1) reviews of "land value in use" in accordance with U.C.A. Section 59-2-505: 	5 to 40 hours
(i)office review only	0.25 hours
(ii) field review(m) natural resource properties,depending on complexity:	0.5 hours
(i) sand and gravel	1-20 hours per site
(ii) mine	1-110 hours
(iii) oil and gas	1-50 hours per site
 (n) pipelines and gas distribution properties, depending on complexity (o) telephone and electrics properties, 	10-40 hours
depending on complexity	5-80 hours
 (p) airline and railroad properties, depending on complexity (q) appraisal review/audit, depending 	10-80 hours
on complexity	2.5-125 hours
<pre>(r) capitalization rate study</pre>	10 to 100 hours
(s) mineral pricing study	10 to 100 hours
<pre>(t) effective tax rate study (u) Ad valorem centrally assessed</pre>	10 to 100 hours
property tax appeal preparation	5 to 125 hours