

# Appraiser I & II Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## 1. Start with a Diagnostic Review

**Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.**

## 2. Study in Short, Focused Sessions

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.**

## 3. Learn from the Explanations

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## 4. Track Your Progress

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## 5. Simulate the Real Exam

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## 6. Repeat and Review

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!**

## **Questions**

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- 1. What is the calculation for determining the selling price per front foot of a lot?**
  - A. Sales Price x Number of Front Feet**
  - B. Sales Price ÷ Number of Front Feet**
  - C. Number of Front Feet ÷ Sales Price**
  - D. Sales Price + Number of Front Feet**
  
- 2. In property appraisal, economic obsolescence is associated with \_\_\_\_\_ market factors.**
  - A. Internal**
  - B. External**
  - C. Physical**
  - D. Functional**
  
- 3. What is the formula for the cost approach to value?**
  - A. RCN + LAND = VALUE**
  - B. RCN - D + LAND = VALUE**
  - C. RCN + D - LAND = VALUE**
  - D. RCN - LAND + D = VALUE**
  
- 4. A PRD of less than 1 indicates which of the following?**
  - A. Stability**
  - B. Progressivity**
  - C. Uniform Valuation**
  - D. Equity**
  
- 5. Which types of depreciation are identified in property assessment?**
  - A. Functional, Physical, Aesthetic**
  - B. Functional, Physical, Economic**
  - C. Structural, Decorative, Economic**
  - D. Physical, Cosmetic, Emotional**

**6. Which types of personal property are typically valued using the market approach?**

- A. Antiques and collectibles**
- B. Boats and aircraft**
- C. Land improvements**
- D. Income-generating properties**

**7. What does the Factored Historical Cost Method apply to a previous value?**

- A. A local property tax assessment**
- B. A commission rate for real estate agents**
- C. An index or trend factor from a construction cost index**
- D. A depreciation schedule for fixed assets**

**8. Which category includes items ready for sale to customers?**

- A. Raw Materials**
- B. Work in Progress**
- C. Finished Goods**
- D. Merchandise**

**9. What is required for all property returned for taxation?**

- A. Depreciated value**
- B. Net value**
- C. Fair Market Value**
- D. Replacement cost**

**10. Which of the following is a primary responsibility of the Board of Equalization concerning property taxes?**

- A. Setting tax rates**
- B. Reviewing assessments for fairness**
- C. Collecting property taxes**
- D. Managing tax appeals**

## **Answers**

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1. B
2. B
3. B
4. B
5. B
6. B
7. C
8. C
9. C
10. B

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## **Explanations**

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**1. What is the calculation for determining the selling price per front foot of a lot?**

- A. Sales Price x Number of Front Feet**
- B. Sales Price ÷ Number of Front Feet**
- C. Number of Front Feet ÷ Sales Price**
- D. Sales Price + Number of Front Feet**

To determine the selling price per front foot of a lot, the appropriate calculation is to divide the total sales price of the property by the number of front feet. This method illustrates how much each front foot costs, allowing for an effective comparison of different properties based on their dimensions and sale prices. The reasoning behind this calculation is rooted in basic arithmetic—specifically, the concept of unit pricing. By dividing the total sales price by the total number of front feet, the result gives a clear metric on the cost associated with each front foot of the lot. This is particularly useful in real estate for assessing property values, especially in areas where lot sizes can vary significantly. The other options do not provide a useful figure for determining price per front foot. For instance, multiplying sales price with the number of front feet would yield a considerably large number that does not represent the price per front foot at all. Similarly, dividing the number of front feet by the sales price or adding them together does not yield a meaningful or relevant figure for a buyer or an appraiser assessing property value. The right calculation gives a clear per-unit cost, which is valuable information in property appraisal and real estate transactions.

**2. In property appraisal, economic obsolescence is associated with \_\_\_\_\_ market factors.**

- A. Internal**
- B. External**
- C. Physical**
- D. Functional**

Economic obsolescence refers to the reduction in property value due to external factors that affect the market in which the property is located. These factors are typically outside the control of the property owner and can include changes in the economy, shifts in demographics, declining local infrastructure, environmental issues, or changes in zoning laws, among others. When these external forces negatively impact the desirability or utility of a property, the economic obsolescence is recognized. Understanding this concept is crucial for appraisers, as it highlights the importance of market conditions in determining property values. For instance, if a new highway is built that reroutes traffic away from a commercial district, the properties in that area may experience economic obsolescence due to decreased visibility and access, irrespective of their physical condition or functional utility. The other types of obsolescence include physical obsolescence, which is related to the property's condition; functional obsolescence, which relates to design or layout issues that make the property less desirable; and internal factors, which primarily deal with characteristics specific to the property itself. Each plays a distinct role in appraisal, but economic obsolescence specifically relates to external market pressures impacting property value.

### 3. What is the formula for the cost approach to value?

- A. **RCN + LAND = VALUE**
- B. RCN - D + LAND = VALUE**
- C. **RCN + D - LAND = VALUE**
- D. **RCN - LAND + D = VALUE**

The correct formula for the cost approach to value is represented as RCN (Replacement Cost New) minus D (Depreciation) plus LAND (value of the land) equals VALUE. This approach is based on the premise that a property's value can be ascertained by determining the cost to replace the improvements (buildings and structures) and then adjusting for any loss in value due to depreciation, while also incorporating the value of the land on which the property is situated. In practical application, the value of the property is calculated by first estimating how much it would cost to construct the property at current prices. Since properties do not usually have the same value as when they were originally built, adjustments are made to account for any wear and tear, physical deterioration, functional obsolescence, or economic obsolescence. This adjustment is critically important to arrive at an accurate appraisal. Additionally, the valuation of land must be added into the equation, as land typically appreciates and is a significant component of overall property value. Thus, combining these elements gives a comprehensive view of a property's value using this particular approach, aligning with the rationale and methodology specific to the cost approach in real estate appraisal. The other options do not effectively reflect the core principles of the cost approach

### 4. A PRD of less than 1 indicates which of the following?

- A. Stability
- B. Progressivity**
- C. Uniform Valuation
- D. Equity

When the price-to-rent ratio (PRD) is less than 1, it typically signifies that it is more cost-effective to own a property than to rent it. This situation suggests a condition of progressivity within the market, meaning that home prices are expected to increase more significantly than rental prices in the near future. Consequently, this can indicate a strong demand for home purchasing relative to renting, leading to a more favorable investment environment for homebuyers. A PRD less than 1 reflects an environment where the potential for appreciation in property values may spur activity in the housing market, as buyers anticipate that their investment will yield better returns compared to renting. This concept ties in with market dynamics where lower ratios can lead to shifts in consumer behavior towards purchasing homes rather than renting. Stability, uniform valuation, and equity, while relevant real estate concepts, do not directly pertain to the implications of a PRD less than 1. The analysis of the PRD is focused specifically on the conditions of the housing market as it relates to renting versus buying, thereby illustrating the market's progressiveness in this case.

## 5. Which types of depreciation are identified in property assessment?

- A. Functional, Physical, Aesthetic**
- B. Functional, Physical, Economic**
- C. Structural, Decorative, Economic**
- D. Physical, Cosmetic, Emotional**

In property assessment, depreciation is classified primarily into three recognized categories: functional depreciation, physical depreciation, and economic depreciation. Functional depreciation refers to a loss in value due to changes in technology or market demands that make a property less useful or desirable for its intended purpose. For instance, a property may experience functional obsolescence due to outdated layouts or features that don't meet current market standards. Physical depreciation, on the other hand, is the loss of value resulting from the physical wear and tear of the property over time. This includes damage caused by environmental factors, neglect, or poor maintenance. The physical condition of a property directly impacts its overall valuation. Economic depreciation encompasses external factors that can affect a property's value, such as changes in the economic environment, neighborhood conditions, or zoning laws. For instance, a downturn in the local economy could lead to decreased demand for real estate in that area, thus reducing property values. Considering these definitions, it is clear that the correct choice identifies the three main types of depreciation used in property assessment correctly. Other options either introduce unrelated terminology or mislabel standard concepts in property appraisal.

## 6. Which types of personal property are typically valued using the market approach?

- A. Antiques and collectibles**
- B. Boats and aircraft**
- C. Land improvements**
- D. Income-generating properties**

The market approach primarily focuses on comparing similar assets to determine their value based on what similar items have sold for in the marketplace. This method is particularly effective for personal property types where there exists a robust market with adequate sales data. Boats and aircraft are ideal candidates for valuation using the market approach because there are often numerous transactions that can be analyzed for similar models and conditions. The market data for these items can provide specific insights into their current value based on sales of comparable boats or aircraft, making it easier to determine a fair market value. In contrast, other options like antiques and collectibles may also use the market approach, but they often require more subjective assessments due to the unique nature of each item and the variability in market demand. Land improvements usually rely on cost or income approaches rather than market comparisons. Income-generating properties are assessed more accurately through income approaches that consider the revenue they produce, rather than direct market comparisons. Thus, the valuation of boats and aircraft through the market approach is substantiated by the presence of comparable sales data, making it the most fitting choice in this context.

**7. What does the Factored Historical Cost Method apply to a previous value?**

- A. A local property tax assessment**
- B. A commission rate for real estate agents**
- C. An index or trend factor from a construction cost index**
- D. A depreciation schedule for fixed assets**

The Factored Historical Cost Method utilizes a previous value in conjunction with an index or trend factor from a construction cost index to estimate the current cost of an asset. This method is commonly applied in real estate appraisal to adjust historical costs, taking into account the changes in construction costs over time. By applying an appropriate index, an appraiser can reflect the increase or decrease in costs, thereby arriving at a more accurate and updated valuation of a property based on its historical cost. This approach is particularly useful when market data is limited or when the property has unique characteristics that make direct comparisons challenging. The construction cost index serves as a reliable benchmark that captures market trends, ensuring that the historical costs are adjusted accurately to reflect current economic conditions.

**8. Which category includes items ready for sale to customers?**

- A. Raw Materials**
- B. Work in Progress**
- C. Finished Goods**
- D. Merchandise**

The category that includes items ready for sale to customers is 'Finished Goods'. This classification refers specifically to products that have completed the manufacturing process and are fully prepared for delivery or sale to end customers. These goods have gone through all stages of production and do not require any additional processing or assembly. Understanding the significance of finished goods is crucial for inventory management and financial reporting, as they represent the stock that can be sold to generate revenue. This distinction sets them apart from raw materials, which are initial inputs for production, and work in progress, which includes items that are still in the production phase and not yet ready for sale. Merchandise, while it may seem similar to finished goods, typically refers to products that are bought for resale in a retail context, emphasizing their context in the supply chain rather than the state of production. Thus, finished goods are specifically aligned with the idea of readiness for consumer purchase.

## 9. What is required for all property returned for taxation?

- A. Depreciated value
- B. Net value
- C. Fair Market Value**
- D. Replacement cost

The requirement for all property returned for taxation is based on the concept of Fair Market Value. Fair Market Value is defined as the price at which a property would sell in a competitive and open market under conditions where both buyer and seller are informed and willing participants. It reflects the current market conditions and is the standard measure used by tax authorities to assess the value of properties. Tax assessments aim to ensure fairness and equity among all taxpayers, and establishing the Fair Market Value allows for a consistent and just approach to determining property tax liabilities. By valuing property based on what it would likely sell for in the market, governments can set appropriate tax rates and ensure that each property is contributing its fair share to community services funded through taxation. Other concepts like depreciated value, net value, and replacement cost may serve specific purposes in certain contexts but do not align with the standard taxation requirement. Depreciated value typically accounts for the loss of value over time, net value may consider debts against the property, and replacement cost refers to the cost of replacing the property without deducting for depreciation. None of these accurately reflect the value in terms of taxation like Fair Market Value does, making it the correct choice for this question.

## 10. Which of the following is a primary responsibility of the Board of Equalization concerning property taxes?

- A. Setting tax rates
- B. Reviewing assessments for fairness**
- C. Collecting property taxes
- D. Managing tax appeals

The primary responsibility of the Board of Equalization concerning property taxes centers on reviewing assessments for fairness. This function involves ensuring that property valuations are consistent and equitable across different properties within the jurisdiction. The board's role is crucial in maintaining public trust in the property tax system, as it serves as a check against potential discrepancies and unfair practices in property assessments. While the other options mention important aspects related to property taxes, they do not accurately describe the primary function of the Board of Equalization. Setting tax rates is typically determined by local governments or legislative bodies rather than the Board itself. Collecting property taxes is a responsibility usually handled by the tax collector's office or equivalent departments, not the Board. Managing tax appeals may involve the Board, but its core purpose is centered on the review process to ensure equitable treatment of property assessments. Thus, the accurate identification of the Board's primary responsibility highlights its role in ensuring fairness in property taxation.

# Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://appraiser1and2.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**

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