

**STATE OF IDAHO  
IDAHO REAL ESTATE APPRAISER BOARD  
Bureau of Occupational Licenses  
700 West State Street, P.O. Box 83720  
Boise, Idaho 83720-0063**

**APPLICATION FOR LICENSURE BY RECIPROCITY  
(instructions)**

If you are applying for licensure by reciprocity, based on holding a current appraiser's license in another state, please complete and submit the following for review by the Idaho Real Estate Appraiser Board:

1. Complete the application.
2. Read and sign the Consent To Service of Process and Affidavit and have your signature notarized.
3. Review the Idaho Real Estate Appraiser Laws and Rules and complete the open book Idaho Jurisprudence Examination. The current laws and rules are on the web at [www.ibol.idaho.gov](http://www.ibol.idaho.gov).
4. Attach the application fee of \$250.00 and the original license fee of \$100.00 for a total of \$350.00. Checks can be made payable to IBOL. All returned checks are subject to a \$20.00 fee.

Your application will not be processed until all requested information is provided, and the Idaho Jurisprudence Examination and the required fees (\$350.00) are attached. Payment must be in the form of cash, check, or money order payable to the Bureau of Occupational Licenses. The application fee is not refundable once the Bureau of Occupational Licenses has accepted the application for processing. There is a \$20.00 fee for all returned checks.

**NOTE: ANY PRACTICE OR SOLICITATION OF REAL ESTATE APPRAISING IN IDAHO PRIOR TO OBTAINING A VALID LICENSE IS UNLAWFUL AND MAY RESULT IN CRIMINAL PROSECUTION AND DENIAL OF LICENSURE.**  
**§ 54-4103 and § 54-4119, Idaho Code.**

Questions regarding this application or the requirements for licensure may be addressed to:

**IDAHO REAL ESTATE APPRAISER BOARD  
Bureau of Occupational Licenses  
700 West State Street, P.O. Box 83720  
Boise, Idaho 83720-0063  
E-mail - [rea@ibol.idaho.gov](mailto:rea@ibol.idaho.gov)  
Web site - [www.ibol.idaho.gov](http://www.ibol.idaho.gov)**

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**APPLICATION FOR LICENSURE BY RECIPROCITY**  
(see instructions)

I hereby submit my qualifications and make application for a:

Licensed Residential       Certified Residential       Certified General

Appraiser license in the State of Idaho under the provisions of § 54-4115, Idaho Code and provide the following:

1. Full Name (Mr., Mrs., or Ms.) \_\_\_\_\_

2. Address of Record \_\_\_\_\_  
(This address is a public record)      Street/PO Box      City      State      Zip

3. Mailing Address \_\_\_\_\_  
(Will be used as address of record if none provided above)      Street/PO Box      City      State      Zip

4. Date of Birth \_\_\_\_\_ Place of Birth \_\_\_\_\_ Social Security No. \_\_\_\_\_  
mm/dd/yyyy

5. Business phone \_\_\_\_\_ Other Phone \_\_\_\_\_ E-mail \_\_\_\_\_  
(The above phone number is public record)      (The above number & e-mail are not public record)

6. Have you ever held an appraiser license, certification, or registration in any other state? ( ) Yes ( ) No

If Yes, please list the other state(s) and license number(s) \_\_\_\_\_

7. Have you ever had a license, certification, or registration revoked, suspended or otherwise sanctioned?  
(If Yes, a copy of the charges and the final order must be received before your application will be processed.) ( ) Yes ( ) No

8. Have you ever been convicted of any State or Federal felony? ( ) Yes ( ) No  
(If Yes, a detailed statement, a summary of the charges, the final order, any probation or parole documentation, and any other relevant information must be received before your application will be processed.)

**CONSENT TO SERVICE OF PROCESS and AFFIDAVIT**

I hereby irrevocably consent, stipulate and agree that any service of process in any action against me arising out of my activities as a state licensed or certified real estate appraiser may be made by delivery of said process on the board.

I hereby certify under penalty of perjury that the responses provided above and those attached to this application are true and accurate to the best of my knowledge and belief and that I will furnish all additional information or documentation as may be deemed necessary for the verification of the information provided.

I further certify that I have reviewed and will comply with the Idaho Laws and Rules governing Real Estate Appraiser practice. I hereby authorize and direct any person, agency, firm, or other entity to release to, upon the request of the Bureau of Occupational Licenses or it's authorized representative, any information, report, communication, record, statement, recommendation, or disclosure that may have bearing on my eligibility for or maintenance of the license for which I am applying. I understand that by signing this form I am authorizing the release of information about me that may otherwise be protected or confidential.

\_\_\_\_\_  
Signature of Applicant

State of \_\_\_\_\_, County of \_\_\_\_\_, ss.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public Official Signature

My Commission Expires \_\_\_\_\_

**IDAHO REAL ESTATE APPRAISER BOARD**  
**STATE JURISPRUDENCE EXAMINATION**  
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**CAREFULLY READ EACH NUMBERED STATEMENT. BELOW EACH STATEMENT CHOOSE THE WORD OR PHRASE THAT MOST CORRECTLY COMPLETES THE MEANING OF THE STATEMENT. FOR EACH STATEMENT, SHADE IN BETWEEN THE BRACKETS IN FRONT OF THE WORD OR PHRASE YOU CHOOSE.**

1. An Idaho Licensed Residential Appraiser may appraise:
  - a. any residence having a transaction value less than \$1,500,000.
  - b. any residential real property consisting of 1 to 6 residential units.
  - c. any single unit residence regardless of cost or complexity.
  - d. any single family residential real property having a transaction value less than \$250,000.
  
2. A Broker's Price Opinion is defined in part as:
  - a. a conclusion of a property's value that is prepared by an associate real estate broker.
  - b. a written analysis of real property value that is prepared by a real estate broker.
  - c. a written price opinion of the estimated price for a property that is prepared by a licensed real estate broker.
  - d. the estimated written market value of a residential property prepared by a real estate broker or an associate real estate broker.
  
3. The purpose of the Idaho Real Estate Appraisal Law is to:
  - a. insure that all appraisals are correct and lawful by requiring a license to practice.
  - b. allow those wishing to perform appraisals the opportunity to be professionally licensed.
  - c. provide licensure for those persons who regularly perform complex property appraisals.
  - d. safeguard life, health and property and to promote the public welfare.
  
4. An Appraisal is defined in part as:
  - a. a written and notarized statement of minimum value which meets U.S. guidelines.
  - b. a conclusion relating to value of identified real estate.
  - c. any document which references cost, value, quality, or utility.
  - d. the act of assuming qualifying conditions relating to the minimum acquisition price of any commodity.
  
5. An Idaho Certified Residential Appraiser may appraise:
  - a. any multi-unit residence having a transaction value less \$1,500,000.
  - b. any 1 to 6 family residence having a transaction value less \$1,500,000.
  - c. any 1 to 4 family residence regardless of cost or complexity.
  - d. any residential real property having a transaction value less than \$1,000,000.

**(continued)**

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**STATE JURISPRUDENCE EXAMINATION**  
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6. All real estate appraisals completed in Idaho must:
- a. be in writing.
  - b. be in compliance with USPAP.
  - c. have all three approaches to value applied.
  - d. be physically inspected by the signing appraiser.
7. An Idaho licensed or certified Appraiser must:
- a. annually renew their license to practice as an appraiser.
  - b. obtain and document continuing education as a condition of licensure.
  - c. pay a reinstatement penalty for licenses renewed after the renewal date.
  - d. All of the above.
8. A Uniform Standards of Professional Appraisal Practice update course must be completed:
- a. every year.
  - b. every 2 years
  - c. every 7 years.
  - d. only prior to receiving initial licensure or certification.
9. An Idaho Certified General Appraiser may appraise:
- a. all types of real property in Idaho.
  - b. only commercial or industrial real property.
  - c. all types of real property in any state, territory or possession of the United States.
  - d. only real property having a transaction value more than \$10,000,000.
10. The Board of Real Estate Appraisers may suspend or revoke a license or certificate for:
- a. being negligent or incompetent in communicating an appraisal.
  - b. accepting an appraisal assignment contingent upon a predetermined value.
  - c. making any substantial misrepresentation, false promise or fraudulent representation.
  - d. All of the above.

**(continued)**

**IDAHO REAL ESTATE APPRAISER BOARD  
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Depreciation Analysis by Extraction Method

	Comp. 1	Comp. 2	Comp. 3
Sale Price:	\$205,000	\$215,000	\$217,000
Land Value:	48,000	50,000	54,500
Improv. Contributory Value:	157,000	165,000	162,500
Sale Date:	Feb-07	Mar-07	Feb-07
Est. Reconstruction Value:	\$179,000	\$182,500	\$184,000
Improvements:			
Less Contributory Value:	_____	<u>-165,000</u>	_____
Improvements:			
Accrued Depreciation:	<u>22,000</u>	_____	_____
Percent Depreciation:	_____	_____	<u>11.68%</u>
Effective Age (years):	9	8	9
Est. Depreciation per Year:	_____%	<u>1.20%</u>	_____%
Reconciled Annual Depreciation:	_____%		

Subject Property:

Effective Age: 8 years

Subject Land Value: \$52,000

Est. Cost New, Improvements: \$183,000

Depreciation: - \$ \_\_\_\_\_

Value from Cost Approach: \$ \_\_\_\_\_

**AFFIDAVIT**

**I hereby certify under oath that the responses provided above are my own, based on my personal review of the Idaho Laws and Rules governing the practice of real estate appraising.**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

State of \_\_\_\_\_, County of \_\_\_\_\_, ss.

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

(seal)

\_\_\_\_\_  
Notary Public official signature  
my commission expires \_\_\_\_\_

**Submit all pages of this completed examination with your application.**