

# Estimating FEMA's "Market Value"

**When:** Thursday, October 3, 2019  
9:00 AM - 4:30 PM

**Where:** Manatee County Central Library  
1301 Barcarrota Blvd. W  
Bradenton, FL 34205

*Please park in the north parking lot by the water and enter by the south entrance door.*

**CECs:** 6 - CFM  
0 - PE  
0 - PLS/PSM  
0 - BCAIB  
0 - ICC  
0 - Ins

**Instructor:** Raymond Carroll, MAI, SRA

**Cost:** \$50 - FFMA individual members  
\$150 - non-FFMA members

## Course Description:

This seminar proposes to examine the two principal methods approved by FEMA for determining "market value" (adjusted assessment method & professional appraisal method) focusing on how the methods differ and how different results are obtained for the same property. Discussion of theory will be followed by in-depth analysis of actual local examples.

Through the guidance provided in this course, appraisers, and local officials may obtain a more common understanding to minimize controversy, and to become more cognizant of the methodologies needed to assure compliance with the NFIP.

Local officials are responsible for making determinations of "market value". FEMA guidance identifies professional appraisals as the best source for "market value" determinations. Local officials are responsible for verifying that appraisal reports are complete and reasonable, but until recently professional appraisers had no industry guidance specific to making appraisals intended to support FEMA 50% Rule determinations, and local officials had no guidance for evaluating professional appraisals.

Many local officials don't encourage the professional appraisal method because appraisal reports often don't comply with minimum requirements, and that leads to controversy.

**Register online at**  
[FLfloods.org/calendar](http://FLfloods.org/calendar)

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**For More Information Contact:**

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