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37	A	B	C	D	E
38	A	B	C	D	E
39	A	B	C	D	E

PRACTICE QUESTIONS

CONNECTICUT APPRAISER

NGH9CJ5M

CT Certified Residential Appraiser

EDITION

Demo

QUESTIONS

9

FORMAT

Limited Edition PDF

Before you begin

What this is

9 practice questions for CONNECTICUT APPRAISER **NGH9CJ5M**, each with its answer key and an explanation. Answer a question before you read its key — the explanation is worth more once you have committed.

If something looks wrong

Send us three things and we will check it:

- the exam code, **NGH9CJ5M**
- the question number
- the email address on your order

Write to **support@mometrix.net**. We reply within one business day.

QUESTION 1

SINGLE CHOICE

Under USPAP, how long must an appraiser retain workfiles for residential appraisal assignments, measured from the date of preparation or the date of the report, whichever is later?

- ☐ A 2 years
- ☐ B 3 years
- ☒ C 5 years
- ☐ D 7 years

ANSWER C

WHY The USPAP Record Keeping Requirement (Conduct, Management, and Confidentiality Rule) requires appraisers to retain workfiles for at least five years after preparation, or five years after the date of the report, whichever is later. This is a core, well-documented USPAP requirement tested on the Connecticut Certified Residential Appraiser exam.

QUESTION 2

SINGLE CHOICE

When developing adjustments in the sales comparison approach, an appraiser analyzes a pair of sales in which one property has a specific feature and the other is identical except for the absence of that feature. The difference in sale price between the two is attributed to that feature. What is this technique called?

- ☐ A Cost approach extraction
- ☒ B Paired sales analysis
- ☐ C Income capitalization derivation
- ☐ D Regression analysis

ANSWER B

WHY Paired sales analysis compares two properties that are essentially identical except for one differing characteristic, isolating the contributory value of that feature through the price difference. This is the standard USPAP-recognized quantitative technique for deriving sales comparison adjustments.

QUESTION 3 SINGLE CHOICE

An appraiser is valuing a vacant site in a fully developed residential neighborhood. The site is zoned for single-family residential use but is also legally permissible for a small professional office. Which test of highest-and-best use is being applied when the appraiser concludes that single-family residential use produces the highest value?

- ☐ A Legal permissibility
- ☐ B Physical possibility
- ☐ C Financial feasibility
- ☒ D Maximum productivity

ANSWER D

WHY The four tests of highest-and-best use are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The final test determines which of the legally permissible, physically possible, and financially feasible uses produces the highest value—the maximally productive use. The conclusion that one alternative use yields the highest value invokes the maximum productivity test.

QUESTION 4 SINGLE CHOICE

A comparable property recently sold for \$360,000 and has monthly gross rent of \$2,400. What is the gross rent multiplier (GRM)?

- ☒ A 12.5
- ☐ B 150
- ☐ C 8.33
- ☐ D 150,000

ANSWER A

WHY The Gross Rent Multiplier (GRM) is calculated as Sale Price divided by Gross Rent. Using annual rent: $\$360,000 \div (\$2,400 \times 12) = \$360,000 \div \$28,800 = 12.5$. This is a standard quantitative calculation tested in the income approach section of residential appraisal exams.

QUESTION 5

SINGLE CHOICE

Which of the following BEST describes accrued depreciation as used in the cost approach?

- ☒ **A** The loss in value from any cause during the life of the improvements
- ☐ **B** The original construction cost plus entrepreneur's profit
- ☐ **C** The replacement cost new of the structure only
- ☐ **D** The difference between land value and total property value

ANSWER A

WHY Accrued depreciation is defined by USPAP and appraisal textbooks as the difference between the reproduction or replacement cost new of an improvement and its current value, reflecting loss in value from any cause (physical deterioration, functional obsolescence, and external/economic obsolescence). Option A correctly captures this definition.

QUESTION 6

SINGLE CHOICE

In residential appraisal practice, what term refers to the horizontal distance from the front of the main dwelling to the rear lot line, measured between the side lot lines?

- ☐ **A** Frontage
- ☒ **B** Depth
- ☐ **C** Lot area
- ☐ **D** Setback

ANSWER B

WHY Depth is the horizontal distance measured from the front of the lot to the rear, between the side lot lines. Frontage is the width along a street or other body of water. Setback is the required distance between a structure and a lot line under zoning. This is standard site description terminology.

QUESTION 7

SINGLE CHOICE

An appraiser has five comparable sale prices: \$325,000, \$340,000, \$350,000, \$365,000, and \$470,000. Which measure of central tendency is most appropriate for indicating the typical price of this data set?

- ☐ A Mean
- ☒ B Median
- ☐ C Mode
- ☐ D Range

ANSWER B

WHY The data set contains one outlier (\$470,000) that skews the mean upward. The median—\$350,000—is less affected by outliers and better represents the typical (central tendency) sale price. Range is a measure of dispersion, not central tendency, and there is no repeated value for a mode. This is a standard statistics concept tested for residential appraisers.

QUESTION 8

SINGLE CHOICE

Under Connecticut General Statutes, a Certified Residential Appraiser must complete how many hours of continuing education during each renewal period?

- ☐ A 7 hours
- ☐ B 14 hours
- ☐ C 21 hours
- ☒ D 28 hours

ANSWER D

WHY Connecticut certified appraisers are required by state law (in alignment with national AQB standards adopted by the Connecticut Department of Consumer Protection/OCC) to complete 28 hours of continuing education during each two-year renewal cycle, including the mandatory 7-hour USPAP update course. This is a foundational regulatory fact for Connecticut credential holders.

QUESTION 9

MULTIPLE CHOICE

When reconciling the approaches to value to arrive at a final opinion of value, which of the following should an appraiser consider? (Choose three.)

- ☒ **A** The relative relevance and reliability of each approach for the subject property
- ☒ **B** The quantity and quality of data available for each approach
- ☐ **C** The appraiser's personal preference for a particular methodology
- ☒ **D** The intended use of the appraisal and the type of property being appraised

ANSWER A • B • D

WHY USPAP Standards Rule 1-4 and 1-5 require appraisers to reconcile the quality and quantity of data, the relevance and reliability of each approach, and the intended use of the appraisal. An appraiser's personal preference is not a recognized reconciliation criterion and would compromise credibility.