

Senate Judiciary

03/18/2024 01:30 PM

HB24-1085 Limitation on Actions against Appraisers

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Karen Kalavity None themselves	<p>A lot of "funny deals" are going down with real estate appraisers who appraising properties for far less than their real value to accommodate developers, homebuilders, etc.</p> <p>This is being done at the expense of heirs who should be receiving far greater inheritance monies, or even heirs who wish to keep property within the family rather than being forced to sell. We had this happen IN OUR OWN FAMILY WITH REGARD TO AN "APPRAISAL" DONE BY CBRE and our father's 15+ acre property in a coveted area of unincorporated Adams County.</p> <p>"Deals" are being made between personal representatives, public administrators, etc. when it comes to valuing property.... especially when that property is coveted by others. Please make sure to avoid any sign of leniency when "fraud" is involved. There is no room for any lenient words or actions involving appraisers who are actually crooks, themselves or who are acting as accomplices to crooks in the trade.</p>