



January 29, 2026

Nicholas Pilz, Chair  
Appraisal Standards Board (ASB)  
Appraisal Foundation  
1155 15th Street NW, Suite 1111  
Washington, DC 20005

RE: First Exposure Draft – Proposed New Advisory Opinion 41, *Use of Technology in an Appraisal or Appraisal Review Assignment*

ValuSight Consulting is pleased to have the opportunity to share its perspective on the above-captioned Exposure Draft.

The Exposure Draft clearly and effectively communicates how appraisers should view their obligations when deciding to use *any* tool or technology in connection with completing an appraisal assignment. Critically, the Exposure Draft emphasizes that all decisions related to the use of tools or technology are in the purview of the appraiser (or their client where specified), provided that such use does not impair the ability of the appraiser to develop and report credible assignment results.

Not only does the approach taken in the Exposure Draft reflect general best practice, it provides a means for making and evaluating decisions related to the use of tools or technologies that is agnostic and forward looking, not tied to any specific tool or technology whose use or context may shift over time.

In short, we believe the Exposure Draft in its current form should be adopted without any edits or changes, and we applaud the ASB for their hard work in not only addressing today's emerging technologies, but for authoring an Advisory Opinion that can work effectively for years to come.

ValuSight Consulting appreciates having the opportunity to share perspectives related to this Exposure Draft and welcome any questions you may have by email at [john@beyondthevalue.com](mailto:john@beyondthevalue.com).

Sincerely,

John D. Russell, JD  
Principal, ValuSight Consulting