



What happens during an appraisal?

A homeowner's guide to the appraisal process

- The initial physical inspection will begin the appraisal process and several key points are listed below to help you understand what goes on:
 - The interior inspection will last about 10-35 minutes, depending on the size and complexity of your home. Please don't feel that the appraiser is working too fast or overlooking certain features, they are well trained and have a lot of experience.
 - Please allow the appraiser to access every room in your home and to take a few interior photos. Don't worry about the kids, toys, unmade beds, vacuuming or other clutter, the appraiser is only looking at the structure, condition, and features of your home.
 - There are several different ways to obtain the measurements of your house. An appraiser may physically measure the house with a tape measure or a measuring wheel; he/she may obtain the measurements from a previous appraisal report they completed, a prior mortgage survey, or from assessor's records at your township or city hall.
- During the next step of the process, they will search through data of your neighborhood for homes that are similar to yours in location, size, design, number of rooms, and extra features. We call these homes Comparable Sales or "Comps". Our appraiser makes dollar adjustments to reflect differences in "Comp" properties. Upgrades like fireplaces, air conditioners, or major structural improvements add value to a property (usually not dollar for dollar, but they will add value).
- Third, a finished report requires extensive research, computer time, and an additional 6-8 combined hours by the appraiser and staff to complete. We submit our completed report to your lender.

All our appraisers are friendly, courteous, and interested in providing any information you may need. Ethically, we have a client relationship with your lender. Therefore, by State and Federal laws, all of our communication must go through your lender, which includes you receiving a copy of your report from them and not from us.

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