

Appraisal Steps

What happens after you order your appraisal? I begin working on your home's appraisal as soon as I receive your order. The most important part of my appraisal process is when I meet you and view your home. I like to get a feel for your home and the neighborhood. This may sound corny but in reality it is part of the process when determining the market value of your home. The steps below are a break down of my appraisal system.

Step 1: APPRAISAL IS ORDERED

There are two ways of ordering an appraisal. You may speak directly with me and order an appraisal report by phone or you can use the online Appraisal Order Form. You will receive an email from me when I receive your order. I will be calling you to set an appointment.

Step 2: WORK FILE

Using county records, appraisal data bases, and local multiple listings I start gathering information. This includes gathering data for all similar homes that have recently sold in the local market area. All researched documents are added to your home's work file. Work file is updated with the date and appointment time.

Step 3: APPOINTMENT

Depending on size and construction it typically takes one hour to inspect your home. Viewing from the street, I take pictures of the front and of the street. I then measure the exterior taking detailed notes about condition, quality, construction, pool / no pool etc. The interior is then inspected and a floor plan is drawn.

After the inspection, I will give you an estimated completion date for the report. This is typically 2-3 days.

Step 4: INSPECT COMPARABLES

Remember the work file I mention? After the property has been inspected I will filter my work file to find recently homes most similar to your.

My mobile office is put to use finding comparables most similar to your home. To ensure these properties are actually similar to your home, I physically drive to each comparable property location to evaluate and confirm the data that we initially gathered for the local market area.

Step 5: REPORT WRITING

Producing a complete and accurate written appraisal report requires expertise and time. During this step, I organize all of the information collected and analyze the data. After a complete review, I then make an informed estimate of the property valuation.

Step 6: DELIVERING THE REPORT

The final step is to deliver the report. I sometimes receive requests from other parties for a copy of the report. Due to California law, appraisers are prohibited from delivering reports to anyone other than the person who ordered the appraisal, regardless of who actually pays for the appraisal.