

What to Expect During a Real Estate Appraisal

If you're buying, selling, or refinancing a home, chances are you'll need a real estate appraisal. Many homeowners feel anxious about this step, but understanding the process can make it much smoother. Here's what you can expect before, during, and after a home appraisal.

What Is a Real Estate Appraisal?

An appraisal is an unbiased, professional opinion of your home's market value. Lenders rely on appraisals to ensure the loan amount is appropriate for the property's true worth. For buyers and sellers, it provides confidence that the purchase price is fair.

Before the Appraisal

The appraiser will schedule an appointment to visit your property. To prepare:

- **Tidy Up:** While appraisers don't grade cleanliness, a well-kept home makes a strong impression.
- **List Upgrades:** Provide a list of recent improvements such as a new roof, HVAC system, or remodeled kitchen.
- **Ensure Access:** Make sure all areas of the home, including garages, basements, attics and yards, are accessible.

During the Appraisal Inspection

The appraiser's visit typically lasts 20-30 minutes to a few hours depending on the property. They will:

- Measure the home to confirm square footage.
- Take photos of the interior and exterior.
- Note the condition of major systems (roof, foundation, plumbing, electrical).
- Assess features such as number of bedrooms/bathrooms, upgrades, lot size, and amenities (pool, ADU, etc.).
- Observe the surrounding neighborhood and location influences.

After the Inspection

The appraiser researches comparable sales (similar homes recently sold nearby) and market trends. They then reconcile the findings to determine your home's current market value.

You can expect the final report to be delivered to your lender (or you, if you're the client) within a few days. The report will include:

- A detailed description of the property.
- Photos, measurements, and maps.
- Comparable sales analysis.
- The final appraised value.

Why It Matters

- **Buyers & Sellers:** The appraisal ensures you're not overpaying or underselling.
- **Homeowners Refinancing:** The value helps determine how much equity you can access.
- **Estate & Divorce Cases:** Provides a neutral, professional valuation for legal purposes.

Final Thoughts

A real estate appraisal doesn't have to be stressful. Think of it as a snapshot of your property's value in today's market. With a little preparation and understanding, the process will feel straightforward and beneficial.

If you have questions about appraisals or need one for your property, contact **Niño Appraisal Group** today.

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