

5 Things That Can Increase Your Home's Appraisal Value

When it's time to refinance, sell, or simply understand your home's worth, an appraisal plays a major role. While you can't change your neighborhood or the overall housing market, there **are** strategic ways to help your property appraise higher. Here are five key factors that can impact — and sometimes increase — your home's value:

1. Bedroom Count

The number of bedrooms directly influences a home's appraised value. If you have space that could legally qualify as a bedroom (for example, an office or bonus room that meets size and egress requirements), consider converting it. More bedrooms often mean a wider pool of buyers and a higher valuation.

2. Bathroom Count

Adding or updating bathrooms can have a big impact. Even a half bath can boost value in comparison to similar homes with fewer bathrooms. If a full addition isn't feasible, updating existing bathrooms with new fixtures, fresh tile, and modern finishes can still help.

3. Square Footage & Usable Living Space

More livable space typically means more value. If you've added an ADU, finished an attic or basement, or enclosed a patio, make sure the square footage is **permitted and documented** — unpermitted space may not count toward your overall square footage in the appraised value. Always have plans and permits ready for the appraiser.

4. Lot Size & Outdoor Potential

Larger lots often appraise for more, especially if they offer usable features like RV parking, outdoor entertaining areas, or space for future additions. If your property has unique outdoor features (horse facilities, extra parking, pool, or landscaped gardens), make sure they're highlighted and well-maintained.

5. Condition & Upgrades

Overall home condition can dramatically affect an appraisal. Well-kept homes with updated systems and finishes show better value than properties with deferred maintenance.

- Repair cracks, leaks, or peeling paint.
- Update flooring, lighting, and fixtures.
- Highlight energy-efficient features (dual-pane windows, solar panels, newer HVAC).

Small improvements often add up to a stronger impression and higher value.

Quick Prep Tip

Before the appraiser arrives, tidy up, make the home feel bright and welcoming, and provide a list of any upgrades or permits (new roof, remodeled kitchen, added square footage). This helps the appraiser accurately reflect your home's true worth.

Need professional guidance before your appraisal?

At **Nino Appraisal Group**, we help homeowners understand what drives property value and how to prepare their home for the best result.

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