

DO NON-PERMITTED IMPROVEMENTS CONTRIBUTE TO MARKET VALUE?

YES — THEY CAN!

In an appraisal, permits are not required — but the quality, safety, and consistency of the work is what matters most.



PERMITTED ✓



NON-PERMITTED ⚠️

THE APPRAISER'S KEY FOCUS (*Not the Permit Stamp*)



HEALTH & SAFETY

Are there any visible safety concerns?



WORKMANLIKE QUALITY

Was it built in a professional manner?



CONSISTENCY

Does it match & conform to the rest of the home?

YES, NON-PERMITTED WORK CAN ADD VALUE — IF...

It's safe, well-built, and consistent with the home.

- ✓ Viewed & Measured Like Any Other Improvement
- ✓ Comparable Sales Support the Value
- ✓ Market Accepts Similar Non-Permitted Work

EXAMPLE

Two identical homes with a 400 sq ft addition:

PERMITTED	NON-PERMITTED
= Full Value (Included in GLA)	= May Contribute Less (Based on quality & market reaction)

Same work... different impact!

BOTTOM LINE:

Permits don't determine value — *quality, safety, and conformity do.* Strong work can still add strong value!

Want to Know How Your Improvements Impact Value?

SCAN TO VISIT ▶

