

## Questions To Ask The Appraiser

*By Terre G Armstrong*

### **#1) What is your name and telephone number? Are you licensed in this State?**

Simple straightforward and you'll need to write this down for future reference. A key question to ask, prior to hiring an appraiser, is whether or not he or she is licensed. Also find out what type of license the appraiser has. Trainee? Standard License? Certified? General License? Stay away from trainees as they have less experience. Ask for their license number.

### **#2) Do you have experience with my type of property?**

Professional appraisers value property with independence and objectivity. Look for an appraiser who has experience in appraising properties similar to the property you want appraised. Ask the appraiser if he has appraised houses similar to yours. An experienced appraiser will say yes, if the appraiser says no keep asking questions or find a new appraiser.

### **#3) Do you have experience in my community?**

Though an experienced appraiser should theoretically be able to appraise property anywhere, if he has the proper market data sources and is familiar with your community, his or her job will be easier and potentially more accurate.

### **#4) How long have you been a licensed appraiser?**

We suggest using appraisers with at least 5 years experience but prefer over 10 years.

### **#5) Can I have a copy of your resume?**

Check references and the appraiser's experience.

### **#6) What market data sources do you use?**

This question is important! Deriving an accurate market value for your property is not simply based on the appraiser's experience and knowledge. It's also based on his market data, that is the sources he uses to come up with 'comps' that is comparable sales. A good appraiser will have in-house at least two data sources...one from public records and the other from MLS (Multiple Listing Service). The latter is what real estate agents utilize, and serve as a necessary 'cross-reference' to the standard public records information. If the appraiser says he 'doesn't need' another source beyond public records (such as MLS), we suggest using another appraiser!

### **NOTES:**

**Fresno Appraisal Service**

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