

Fresno Appraisal Service

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Appraisal Steps

The appraisal process is often a new experience for the home owner. Below are the basic steps in our appraisal system.

Step 1: RECEIVE APPRAISAL ORDER

An email will be sent to confirm order. If any information is not correct please call me.

Step 2: WORK UP ORDER

Once the appraisal order is received, I collect initial information on the property and research comparable property sales. This includes gathering data for all similar homes that have recently sold in the local market area. I then make an appointment with the home owner to inspect the property. I keep all interested parties informed of the date and time of the scheduled inspection.

Step 3: INSPECT PROPERTY

A typical property inspection takes between thirty minutes and one hour. I thoroughly check the exterior of the property as well as all of the rooms inside the home. During the inspection, I take notes, draw a diagram of the property, and measure all the rooms. My focus is to examine and report the general overall condition and specifications of the property. After the inspection, I will give you an estimated completion date for the report. This is typically 2-3 days.

Step 4: INSPECT COMPARABLES

Once I complete the property inspection, I inspect all comparable properties that have recently sold in the area. 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 I 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 to the person who actually ordered the appraisal. The reports are sent as a PDF file in your email. I am available at all times if there are any questions.

