
Home Appraisals

Things a Home Appraiser considers



When conducting an appraisal, a professional appraiser will consider several factors, including:

1. The market value of the property: This includes an analysis of comparable sales in the area to determine the value of the property on the effective date. The appraiser will use

various techniques to estimate the value such as sales comparison, income and cost approach.

- 2. The condition of the property:** The appraiser will assess the physical condition of the property, including any necessary repairs or renovations, and factor this into the final value.
- 3. The location of the property:** The location of the property can greatly affect its value, and the appraiser will take this into consideration.
- 4. The size and features of the property:** The size of the property and any unique features or amenities will be considered when determining its value.
- 5. Zoning and other legal considerations:** Any zoning restrictions or other legal considerations that might affect the property's use or value, such as easements, will be taken into account.
- 6. Special purpose:** If the property is being used for specific purposes like farming, industrial, religious purpose which require speciality in the appraiser.
- 7. Tax Assessment:** Appraiser should look into the property tax assessment to cross check the assessment with the findings.
- 8. Additional Factors:** Other factors that may affect the value of the property such as economic conditions, local market trends, and the overall real estate market will also be taken into account in the appraisal.
- 9. Property history:** The Appraiser will review the property history and any recent transaction history to determine if there are any relevant changes that could affect the property's value.
- 10. Purpose of appraisal:** The appraiser will need to understand the purpose of the appraisal and the context, as it might have specific requirements like "AS IS" Value, Appreciation Value, Liquidation Value etc.

It's important to note that the appraiser will use the effective date as the valuation date and report the property's value as of that date, which will be a significant factor in determining the value of the home, especially in changing markets.

For a professional, unbiased home appraisal in the DFW area, contact Home Appraisal Solutions.