
Home Appraisals

Things NOT to say or ask an appraiser.



When working with an appraiser, it is important to understand that they are providing an objective, unbiased estimate of the value of the property in question. As such, there are certain things that you should not ask or tell an appraiser in order to avoid potentially influencing their opinion or creating a conflict of interest. If the appraiser gets called into court and the opposing lawyer or judge asks if the appraiser was influenced in any way, it can have a negative affect on the client's ruling. Some examples include:

- **Asking for a specific value:** An appraiser is not able to provide a specific value for a property, as the value is based on market conditions and comparable sales. Asking for a specific value may influence the appraiser's judgement or put pressure on them.
- **Sharing your personal opinions on the property:** An appraiser's opinions should be based solely on the property itself and comparable sales. Sharing your personal opinions or feelings about the property, such as how much you love or hate it, may influence the appraiser's judgement.
- **Discussing your financial situation:** An appraiser should not know about the client's financial situation. Sharing your financial situation, like debts, loans or other liabilities, or asking about the client's financial situation is not relevant to the appraisal and may create a conflict of interest.
- **Discussing future plans for the property:** An appraiser's job is to determine the current value of the property, not to speculate on what you may do with it in the future, so any mention of future plans may cloud the appraiser's judgement.
- **Asking for an appraisal in a hurry:** Appraisals require research, inspection, analysis and report writing, So asking for a rushed appraisal may compromise the quality and accuracy of the appraisal.

It is important to remember that an appraiser's role is to provide an unbiased, objective estimate of the value of the property, and that their opinions should be based solely on the property itself and comparable sales. Avoiding these types of interactions with the appraiser can help ensure that the appraisal is fair and accurate.

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