

Once you have received your appraisal report, if you have additional information to offer, have questions about the appraisal or disagree with the findings, you will need to contact your lender directly. We are not allowed to provide information to anyone besides your lender. If the appraisal was not ordered by a lender for a mortgage, please contact us.

A Quick Guide to Real Estate Appraisals

What is a Real Estate Appraisal?

A Real Estate Appraisal is completed by a licensed or certified expert who is trained in using fair market value to determine the value of a Property.

The primary reason for a real estate appraisal is for a mortgage related service as well as asset valuations.

How Long will the Appraisal Inspection Take?

The length of time an appraisal inspection takes depends on the complexity of the property. An exterior and interior inspection must be completed for all buildings on the property. The appraiser will need access to all interior rooms on the property.

The appraiser will take measurements and photos of both the interior and the exterior of the property. During the time of inspection, if there are rooms that the appraiser cannot access the appraiser will need to return to the property when the rooms are accessible for an additional trip fee.

Most appraisal inspections range in time from 30 minutes to an hour.



When will the Appraisal Report be completed?

The due date for each appraisal report is agreed upon between the appraisal office lender prior to the order being assigned. Due dates vary and if you would like to know when the report will be submitted to the lender you may ask when we reach out to schedule your appraisal appointment. At that time, if you would like your due date to be adjusted, you will need to contact your lender and request the change.

Will the County Assessor see your Report?

No, we only share your report with your lender through the chain of the appraisal management company working with your lender.

How do I see my Appraisal Report?

We are not permitted to share a copy of the report with anyone other than your lender. If you would like a copy of the appraisal report you must request it from your lender.

Can I Speak with the Appraiser After the Appraisal is Complete?

If the appraisal was ordered by a lender for a mortgage related service then the appraiser is prohibited from discussing the appraisal with anyone other than the appraisal management company. If the appraisal was ordered privately for a non-lender/mortgage related service then it is up to the discretion of the appraiser to share information about the report and with whom.

What do I do if Something is Incorrect on the Report, or I disagree with the Value?

If the appraisal was ordered by a lender for a mortgage related service and you think something on the report is incorrect, or you disagree with the finding you will need to contact your lender directly. Please do not call our office as we are prohibited from discussing the appraisal report with you. We can only analyze information that is provided to us by a lender. If the appraisal was ordered privately for a non-lender/mortgage related service then please direct any questions to the appraisal office.