

The purpose of an appraisal is to determine the market value of the home. Many things are taken into account, such as the condition of the home, the neighborhood and what similar homes in the area have sold for. You don't have control over the neighborhood or what similar homes have sold for, but you do have control over the condition of your home and how well it looks to the appraiser. Here are some tips you should know before having an appraisal.

Exterior

- Having your home appraised is important to your finances, so prepare your home as if you were putting it up for sale. The exterior should look clean and well maintained so that you receive the highest appraisal possible for your type of home and its location. First impressions are a must. In the real estate business, "first impressions" are known as curb appeal. It is how a home presents itself when an appraiser or a potential buyer sees the [house](#) for the first time. In other words, when an appraiser or potential buyer pulls up in front of your home, they should be attracted to your home before they even get out of the car. Appraisers check the interior of a property as well as measure exterior parts such as the property walls. Make sure your appraisal time is set during good light hours for the pictures. Remove all thorny bushes surrounding the house. Never water the garden or lawn on the day of the appraisal, as this may cause them to become muddy. Landscaping should be free of unsightly weeds and shrubs. Trim excessive trees to brighten up your property. The building itself should be well maintained, which means no broken windows, peeling paint, broken exterior lights or clutter blocking the entrance or driveway. If you have kept your [home](#) in good condition, you won't have to do any major work before an appraisal.

Interior

- The interior of your home should also be clean and in good condition. Walls should be painted, carpeting clean and clutter removed. Bathrooms should also be clean with no signs of clutter. If you have a basement, make sure that it is organized and presentable. Also, don't forget the garage and the deck or patio. All of these spaces should be cleaned and organized if you want your home to get high marks on the appraisal. A well-maintained home translates into a higher home value. If you are moving out, boxes inside the home are acceptable so long as you stack them properly in a well-organized manner. Appraisers usually measure the garage and closets for ease of access, so include them in your house cleaning.

Secure Pets

- Whether your dog looks cute and cuddly or large and intimidating, you should contain them throughout the house during your appraisal, since you can never completely predict your pet's reaction to strangers. Keep your pets somewhere where they will not disturb or distract the appraiser with their behavior or mere presence. Ensure freedom of movements both inside and outside for the appraiser.

Improvements and Additions

- The appraiser will be interested in any improvements, repairs or additions you have made to your home. Improvements or repairs might include things such as a new roof, deck or driveway, new carpeting or hardwood flooring. Maybe you have remodeled the kitchen and bathroom; all these changes add value to your home. So before the appraiser comes, sit down and make a list of improvements, repairs or additions. Make sure to add in the cost of these improvements, repairs or upgrades.

Gather Information and Documents

- Secure copies of disclosure notices, lists of recent sales and other documents you feel the appraiser might need. If you do not have these papers, a copy of a survey helps. Know all applicable fees if you own a condominium, or get a copy of any information on the homeowners association if your property is in a gated development. Gather data on recent sales in your neighborhood within a one-mile radius during the last six months. Appraisers usually compare similar properties and reconcile information and value on three comparable properties before making adjustments.

Be Available for Questions

- Although you do not need to take part in the [appraisal](#) process, it's in your best interest to get to know your appraiser. Be available in case the appraiser has any questions regarding the property. Account for things such as new improvements and upgrades to give credit where credit is due. If you have any questions prior to your appraisal, please contact Appraisal 365's customer service. customercare@appraisal365.com or call (714) 230-5104.