RESIDENTIAL APPRAISALS / 01

DEFINE REQUEST A WITHOUT PRIVATE DETAILS

Use neutral labels. Keep the address, occupant names, access codes, loan information and financial records outside this worksheet.

A helpful preparation resource from PickYourPro.ai. Fill in digitally or print. Keep your completed copy private.

Property A / neutral label / no address

Requesting-party role / no names or contact details

Intended use as described / appraiser confirms assignment

Intended user or receiving role as described

Property type and known use / fact source

Open assignment-definition question

Preparation only. Not a valuation, inspection, credential decision, appraisal-standard interpretation, lending, tax, transaction or legal guide. Keep addresses, codes, identities, account details, loan files and private records out.

RESIDENTIAL APPRAISALS / 02

MAP FACTS, ACCESS AND REPORT HANDOFF

Separate supported facts from estimates. Ask the appraiser to define proposed observations, private document review and delivery.

Known property facts and where each came from

Available documents for private review / owner

Areas available, unavailable or needing coordination

Occupancy, timing or site-contact constraints / no identities

Proposed observation scope, limitations and exclusions

Report format, delivery, clarification and revision path

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RESIDENTIAL APPRAISALS / 03

CHECK PROPOSAL READINESS

Tick what is organized. These checks do not define appraisal requirements, value property, approve credentials or interpret a report.

- [ ] Every appraiser receives the same non-sensitive brief
- [ ] Private addresses, codes, identities and records stay outside
- [ ] Requesting party, intended use and intended user are separated
- [ ] Known facts are separated from estimates and opinions
- [ ] Access areas and coordination limits are listed
- [ ] Document and observation scope is requested
- [ ] Report delivery and clarification process is requested
- [ ] Official credential route is identified when appropriate

Open intended-use, intended-user or assignment question

Unconfirmed property fact, document or access limitation

Missing report, timing, credential or handoff detail

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RESIDENTIAL APPRAISALS / 04

QUESTIONS FOR THE APPRAISER

Record the answer and where it appears in the proposed engagement or other written material. Discuss private property details separately.

Assignment: what intended-use and intended-user details are needed?

Facts: what property information is requested and independently checked?

Access: what areas, timing and coordination are included?

Limitations: how are unavailable areas and unresolved facts handled?

Report: what format, delivery and clarification process is included?

Engagement: what credentials, timing, dependencies and exclusions apply?

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RESIDENTIAL APPRAISALS / 05

COMPARE THE SAME PROPERTY A BRIEF

Use Appraiser A and B. Clarify unlike intended-use, access, observation, report or handoff assumptions before comparing proposals.

Appraiser A / B / proposal dates / shared Request A brief

Assignment intake, property facts and document review - A / B

Access, observations, limitations and timing - A / B

Report delivery, clarification, exclusions and handoff - A / B

READY TO HEAR FROM PROS?

Create an account on PickYourPro.ai only if you choose, then start a Real Estate Appraisal request. Share a non-sensitive Property A intended-use, known-fact, access and report-handoff brief so participating pros can compete with proposals. Compare proposed assignment intake, property and document review, access, observation scope, report delivery, clarification process, exclusions and fit. A private requesting-party, property-access and appraiser-led assignment discussion may be needed before engagement.

One request. Every pro's best offer.

Start a request

Participation varies. A private requesting-party, property-access and appraiser-led assignment discussion may be needed before engagement.

Planning guide: https://www.pickyourpro.ai/services/real-estate-appraisal/residential-appraisals

Consumer Financial Protection Bureau: What are appraisals and why do I need to look at them? (official reference)

Appraisal Subcommittee: National Registries (official reference)

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