



## Appraisal Checklist for Agents

Property:

Appraisal Date:

\_\_\_\_\_ Relevant recent and proximate comparables (NOT a CMA):

- Are they within 6 months?
- Are they within a reasonable distance (typically one mile)?
  - o Is the school pyramid considered?
  - o Directly competing neighborhoods?
- Are they of similar age?
- Are they of similar GLA (above-grade square footage) (within 20% variance)?
- Are they similar in overall condition?
- Do they have similar features and finishes?
- What information can you add for the appraiser?
  - o Have you been in the comp property? Are the pictures accurately reflecting the condition on the Listing?
  - o Is the square footage (GLA) incorrect on the Listing?
  - o Is the bedroom count incorrect on the Listing?
  - o Is the basement finished?
  - o Are there any external influences... power lines, busy road, etc?

\_\_\_\_\_ Survey/Plat

\_\_\_\_\_ List of Updating/Remodeling with the year completed (estimated if unknown)

\_\_\_\_\_ List of Upgrades if recently built

\_\_\_\_\_ Amount of HOA or community fees (golf course, etc.) Is anything out of the unusual included?

\_\_\_\_\_ Copy of Permits for additions (not for deck, patios, etc.)

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