

Four Questions We Often Get Asked:

1. Can I just get the cheapest local appraiser to do the job?

While you are smart to be careful with expenses, it is likely that your appraisal is not as simple as filling up your gas tank at a local station. Consider it like researching for a quality doctor, with a great reputation & practice for your needs. Did you know, only 1 in 10 appraisers have the desire or skills to provide court/IRS/attorney-ready appraisals? Their expertise includes being successful in court under cross examination. With these studied & advanced skills, they deliver a strong, thorough report, that is often quickly accepted by all parties, saving you money and valuable time.

2. What do I need to do to prepare for the appraiser?

Good appraisers are experts at determining the true market value of properties, even if messy from kids' toys, or with an unkept lawn, or missing some paint. Sometimes, the report needs to be from a past historical date, so go ahead & prepare a page of features that were true then. Also, have a list of things that have changed since then, like a new kitchen, or recently painted, etc. When you set your appointment, before they leave the office, ask your appraiser what questions they have.

3. How does the process work?

- a. The appraiser starts in the office, doing preliminary research on the property, the area, and similar properties nearby. When they arrive at the location, after saying hello, the exterior grounds, yard, and auxiliary buildings and garage will be documented and photographed.
- b. When coming inside, leave them alone, as they have a system of documenting the interior and features such as fireplaces, kitchens, floors, finishes and fixtures. This includes the water heater, smoke and CO detectors, and maybe the basement, finished attic, and furnace.
- c. On their way back to their office they will drive by and shoot the most similar comparables, for documenting & the report. Back in the office, the materials are organized and assembled into the report, which is sent to you or your attorney, if requested.

4. How do I handle family and spouse pressure?

- a. When major family changes like these happen, whether a divorce, or death of a family member, emotions can rise and cause friction. Some feel guilty for their lack of time and support. Others feel grief, but do not know how to process the emotions and their pain & be disruptive to others.
- b. If you can, try to consider that everyone is suffering from PTSD, and yet, is unaware they are suffering. As they seem to be more belligerent, demanding, or sullen, try to give them room to express their grief or pain, and try to understand the thoughts & sorrow driving that behavior. Maybe offer to sit down quietly & allow them to talk, or help them find a good counselor or therapist.

Call us any time, with your questions or concerns. We are dedicated to helping make you the hero for your family.