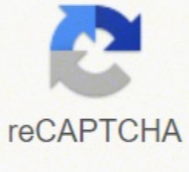




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Next

How long to complete appraisal

CCO/klimkin/Pixabay Many families have one— an older piece of furniture that legend says is a valuable antique piece. If you have one of these pieces or have even found a piece from local antique buyers and sellers, you may want to determine its value. Antique furniture appraisal is a complex process that requires a good amount of knowledge, but there are a number of ways in which you can research the provenance of a piece on your own and learn the value of your antique furniture.

Different Types of Appraisals

To begin, it is important to understand that there are different types of appraisals, each with their own goal. You need to determine what your goal is in getting an appraisal and then act accordingly. Types of appraisals for antiques include:

- Insurance appraisals
- Market value appraisals
- Estate Tax appraisals
- Market value appraisals

are negotiable, as you use them to determine a sale value for the piece. Appraisals for insurance or Estate Tax purposes offer little wiggle room. In other words, they determine a value that will represent the piece for legal purposes. For Estate Tax appraisals, the federal government itself may wish to conduct the appraisal. You can get an insurance appraisal from a third party. As pieces age, you can get them re-appraised.

What Makes Antique Furniture Valuable?

There are four factors that determine the value of a piece of antique furniture: provenance, quality, rarity, and condition. The easiest one for you to determine on your own is condition. Signs of wear such as rips, gashes, or loose pieces are easy to spot. Quality is somewhat more esoteric, but look for good, solid structure, quality fabrics, and complex detailing in carved wood. Determining provenance means knowing from what era a piece comes and, as with rarity, typically takes expert knowledge from someone who knows the full catalogue of available antiques of a certain type. As a starting point, you can look through auction listings to see if comparable pieces are out there. Determining if a Piece is Antique

Before going down the road with any type of appraisal, you want to determine whether a piece has an antique provenance. You also want to assess whether or not the piece has had modern repair work, which can undermine the value of an antique piece.

Glass and Mirrors

Replaced glass and mirrors are one of the most common repairs on antique pieces. An antique gas light, as an example, might have all the original brass components but a new glass ball. You can identify antique glass by its thickness and undertone; antique glass is thinner than contemporary glass and may have a greyish hue. Antique mirrors are thin as well. To test the provenance of a mirror, hold a key at an angle to the glass and look at its reflection. If the reflected tip is very close to the actual key's tip, chances are it is an antique mirror.

Wood Detailing on Antique Furniture

Another sign of antique provenance is the wood itself on a piece of antique furniture, as well as the hardware used in tandem with the wood. Antique tables often have metal discs that have been hammered by hand reinforcing the leg to the table top. You can also inspect the veneer. If it is thick and uneven, you may have an antique on your hands. Finally, if you feel confident, you can remove a screw carefully and inspect it to determine whether a piece is old. An antique screw is uneven as opposed to modern, machined screws.

Assessing Upholstery on Antique Furniture

As with glass, upholstery on antique furniture may be new. You want to look underneath where the nails attach the upholstery to the piece. If there are a number of nail holes in the wood, you may have newer upholstery on the piece.

Comparing Antique Pieces

Once you determine whether your piece is antique, you can run a market value appraisal on your own by comparing it to similar pieces. An antiques furniture value guide is a helpful tool, but one of the most direct ways is to scour antique auctions. Assemble a long list of prices from auctions of ebay antiques and from other resources, toss out the highest and lowest prices, and then average out the remaining numbers to get an accurate market value.

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Victoria Araj3-minute read February 16, 2022 Share: Buying a home is rarely a quick process. But all your time, sweat and tears suddenly seem worth it when you finally step foot into your dream home. Once your offer is accepted, you're probably looking to move in and start your new life as soon as possible, but one key step still remains: the home appraisal. In real estate, appraisals are crucial to the home buying process for several reasons - most notably because they allow both the buyer and the mortgage lender to feel confident in their financial investment. But what goes into a home appraisal and how long can you expect it to take? In this article we'll explore the basics of appraisals as well as the factors that may affect your ability to keep moving forward. A home appraisal process determines the fair market value of a home, which ensures the buyer is paying a fair price for the property. As opposed to the in-depth home inspection where the inspector is specifically searching for any and all small defects, a real estate appraiser is more focused on the overall value and basic condition of the home. The appraiser will consider the home's overall condition, any upgrades or improvements made to the property and do market research into similar homes in the area to calculate a final appraised value, which is then compiled into an appraisal report and sent back to your mortgage lender. The time a home appraisal takes depends on the home being appraised and the area it's located in. Most home appraisals can take anywhere from a few days to a week depending on the complexity of the property, the appraiser's schedule and other varying factors. This process is similar when getting a refinance appraisal, although homeowners who are refinancing their property are allowed to attend the appraisal, while home buyers are not.

What Does An Appraiser Look For?

When a real estate appraiser examines a property, there are several factors they consider, including:

- Exterior integrity: An appraiser will observe the quality of the home's structure, construction, roof and foundation, and look for any flaws or damages. They may also note the home's location and neighborhood when determining its value.
- Internal condition: Appraisers will examine the interior quality of the home, such as the square footage, number of rooms, layout and structural integrity. Plus appraisers will verify that the home has basic necessities such as a furnace (although they won't test the furnace - that is part of a home inspection).
- Comparable sales (comps): An important part of your appraisal report involves the appraiser researching similar properties in the area, commonly referred to as "real estate comps," and using that as a guide for the current value.

The on-site appraisal visit can take as little as 30 minutes or up to a few hours, on average. Keep in mind this amount of time may differ with a drive-by appraisal.

How Long Does It Take To Get An Appraisal Report Back?

After the real estate appraiser has collected the necessary information about the home, that information is then used to put together an appraisal report, which serves as a complete property analysis and tells the mortgage lender the final approximation of the home's value. The time it takes an appraisal report to be finished can depend on factors like the following: The size or complexity of the home being appraised The appraiser's own workload or schedule When the mortgage lender ordered the appraisal Depending on these factors, home buyers can expect to receive their appraisal report within a week or two after the appraisal took place. In addition to the home's condition, the appraisal report will also provide a detailed market analysis.

How Long Does It Take To Get An Appraisal Scheduled?

Once your mortgage lender orders the appraisal from a third-party professional, it should take up to 48 hours for the appraiser to schedule the home appraisal visit. Appraisals are an important part of the home buying process as they can even help you renegotiate if the appraisal is different than asking price. If you're in need of financing, get started today with Rocket Mortgage® and begin your road to homeownership!

A real estate appraisal is an unbiased estimate of how much a property is worth or its fair market value. Typically, buyers need to have an appraisal conducted by a licensed appraiser as a condition of their mortgage loan. It's a key step in the home buying process and happens within a week of you making an offer on a new home and carrying out a home inspection. To help you prepare, we've outlined how long a home appraisal takes and what factors an appraiser will review.

How long does a home appraisal take?

In real estate, a home appraisal typically takes two days to a week to fully complete. To complete the appraisal process, the mortgage lender must first order and schedule the appraisal, then gather data about the home. Finally, the appraiser needs to review the data to complete the appraisal report.

Here's how long every step of a home appraisal takes:

Scheduling an inspection: Your lender will first order an appraisal from a third-party licensed professional. It takes up to 48 hours for an appraiser to schedule a home walkthrough.

Appraisal walkthrough: The appraiser will come to your home and do a home walkthrough. The home walkthrough takes anywhere from 20 minutes to 3 hours, depending on the home's size and condition.

Reviewing comparable homes: The appraiser will then review comparable homes, which takes 15 to 20 minutes. This step is fast if the appraiser uses software to quickly identify comparable homes.

Receiving appraisal report: Compiling the information into a report takes 2 to 10 days and is highly dependent on how many other homes the appraiser is evaluating. The appraisal report for a typical single-family home is around 10 pages.

Why is my appraisal taking so long?

Of course, not every appraisal fits neatly into the above timeline. This is especially true in hot markets, and as of 2021, much of the country is experiencing a buying boom. If your appraisal is taking a long time in 2021, a combination of factors is likely contributing to the wait. One major issue is that there is a logjam for lenders. Banks are currently working through a ton of mortgage applications as home buyers look to close on new homes, as well as refinancing applications. There simply aren't enough appraisal slots open right now to work through them in a timely fashion. There is also a lack of qualified local appraisers. Because of shifts to remote work and other changes to workflow due to the pandemic, there are reportedly fewer appraisers available to conduct in-home appraisals. Lenders will try to address this shortfall, but for now, your best option is to have patience. You can also look into alternative means for assessing the value of the home. What is an online home appraisal? These days, you can also get your home appraised online. Also known as a "desktop appraisal," an online home appraisal determines the home value using information from the internet. An appraiser will use the local multiple listing service (MLS) and public records data to assess the property's value. Usually, this method is quicker because no physical inspection of the property is required. This type of appraisal is more popular among home sellers than home buyers because lenders require a traditional appraisal before they approve your mortgage. There are also online resources that allow you to get a sense of your home's value in a free, fast, and easy to follow way. Orchard offers a complimentary home valuation within 24 hours, which is useful if you're thinking about listing soon or are just exploring your options. Our team of analysts will review comparable homes, market trends, and the details you provide about your home to give you an initial valuation. We'll then send out an inspection team to take a closer look at the house to ensure our valuation is accurate. Our valuations are 40% more accurate than other leading estimates. What factors does an appraiser evaluate when determining the value of a home?

When determining the fair market value of a property, the appraiser usually looks at a mix of external factors, internal factors, and comparable sales. We've provided a few examples of each one below so that you have a better idea of how your home value will be determined.

External factors

- Property location (neighborhood, quality of nearby schools)
- Property condition
- Lot size
- Construction quality
- Structural integrity (roof, foundation)

Internal factors

- Square footage
- Layout
- Number of bedrooms and bathrooms
- Recent renovations or updates
- Any amenities

Comparable sales

Once the appraiser has collected all that information, they will compare your property to other comparable homes that have recently sold in your area. These are typically homes that are within a quarter- or half-mile from yours, and sold within the last 3-6 months. Here, they will use the purchase price of the other properties to help inform your appraisal value. For example, if your property is roughly the same size and layout as another home that sold in your neighborhood a few months ago, but it is in much better condition, you will likely be given a higher appraised value. How much does an appraisal cost and who pays? You can expect to pay between \$300 to \$400 for an appraisal, though the cost can vary if your home is larger than average, is going to be financed with a jumbo loan, or is in a remote location that's difficult for the appraiser to access. While the lender orders the appraisal, the home's new buyer is the one who pays for the appraisal. What happens between an appraisal and closing? Okay, so the appraisal is now complete. With an appraisal report in hand, your lender will proceed to the mortgage underwriting process. If the appraisal did not raise any red flags, you could expect to close within 2 weeks. How can I prepare for an appraisal? The appraisal can bring on added stress, but there are ways to prepare. Reference our buyer's checklist and our seller's checklist for what you should do before and after the appraisal — including what to do if the appraisal comes in lower than expected. With that information in mind, you'll be ready to navigate this step of the process.

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