



1. Where the home is located – quality of neighborhood, area schools, local crime rate, access to local hospitals, etc.



2. Comparing the property to at least three other properties in the area ('comps')



3. Any detrimental aspects of the property – foundation concerns, electrical issues, etc.



8. Extras that add value – fireplaces, security systems, smart appliances and thermostat, pools, screened in porch, and an outdoor kitchen, just to name a few



4. Size - lot size, number of bedrooms and bathrooms, total square footage

APPRAISALS DON'T HAVE TO BE SCARY!

THE HOME APPRAISAL CAN SEND CHILLS DOWN THE SPINES

of buyers and sellers alike. But never fear - it doesn't have to be a ghastly experience. Your REALTOR® can help you prepare for the appraisal if you're the seller, and help you understand what the various findings mean in terms of your purchase if you're the buyer. Here are eight aspects that are considered for almost all appraisals:



7. Exterior materials (brick, stucco, wood) and what condition it's in



6. Improvements such as a kitchen or bathroom remodel



5. Interior materials – quality of products installed, such as lighting, countertops, appliances, etc.

**THINKING OF BUYING OR SELLING A HOME WITHOUT USING A REALTOR®?
NOW, THAT'S A FRIGHTENING IDEA!**

Source: Georgia REALTORS®, 2021

