<https://www.arappraisals.com/blog/immigration-appraisal/>

Immigration Appraisal - What You Need to Know

If you are an immigrant who has been working in the United States, own a home and wish to acquire American citizenship, an application must be completed.  As part of the process, the Department of Homeland Security requires you to complete an Affidavit of Support.  This document is a detailed report of your assets.

As proof of your home’s value, you will need an appraisal from a third-party licensed appraiser.  The appraised value minus how much you owe on your mortgage will show them how much equity you have in your home.  Here are the answers to some common questions:

**Is an immigration appraisal different than other appraisals?**

An appraisal for immigration purposes is no different from a bank appraisal or private appraisal for a pre-listing decision.  It will be a current unbiased objective report from a Certified Appraiser.

**How will I receive the report?**

We will send a PDF copy of the report to you via email.  This way you will have a digital copy should you need to forward it to anyone or submit it on a website as part of your submission process

**How long will it take to receive the report?**

Typically, the appraisal inspection can be scheduled within a few days of calling.  After the inspection, the turn-around time is usually a few business days.

**Can an immigration appraisal be expedited?**

Absolutely.  If you are pressed for time with a deadline and need the appraisal report done as soon as possible, we can accommodate this request.  Depending on the complexities, an additional Rush fee may be required.

**Will the appraisal information and photos go public?**

No.  This information is private and will not be posted on any websites or provided to the town you reside. The report will not be sent to your tax assessor or affect your property taxes. The report will only be sent directly to the client.

**What happens during an appraisal inspection?**

During the exterior part of the appraisal inspection, the appraiser will view the style, curb appeal, and note the materials of the siding, windows, and roof.  They will observe the surroundings to see if there are any beneficial or detrimental views: skyline, lake, ocean or commercial buildings, high tension lines, and highway overpass

During the interior inspection, an appraiser takes photos of the main living areas.  During this process they observe the condition and quality of the kitchens and bathrooms as well as the rest of the home.  At the end of the inspection the appraiser will know the room count and overall condition and quality.

**How is the home value determined?**

For residential properties, the sales comparison approach is the most common way to determine The Opinion of Market Value. After the appraiser inspects the home (subject property), and gathers all of the data necessary, they will search for comparable properties that have recently sold and be in close proximity to the subject.

In the sales comparison approach, the appraiser will make adjustments to the value of the comparables selected based on differing factors as compared to the subject property. Examples could be location, lot size, style, condition, number of bathrooms, square footage, basements, garages, etc. A professional appraiser will know how to make appropriate adjustments for each differing amenity. After the comparables have been adjusted, each comparable will have an adjusted value. Then the appraiser will reconcile the estimate of value for the subject property within the range of adjusted values of the comparables.

We can help make the immigration appraisal process smooth and convenient.  Our Certified Appraisers can accommodate your needs should you require the report right away.  It will be supported with market data and accepted by the Department of Homeland Security.

Call us now at 925-457-8346 for your appraisal today.