

Miami Dade County Property Appraiser Group Claims To Offer Unbiased Property Appraisals At Competitive Prices

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Miami Dade County Property Appraiser Group, a company based in Miami-Dade County, Florida, claims to offer unbiased property appraisal services at competitive, below average market rates. The company was established in 1999 and has been serving property owners seeking neutral and objective property appraisals ever since. Interested homeowners and property owners can find out more about the company at <https://sites.google.com/view/miamipropertyappraisergrp>.

A property appraisal is used to collect information that may be critical for multiple parties involved in a financial transaction. Existing homeowners who wish to sell their property might get an estimate of their property's worth. Lenders, such as banks, might use property appraisal services to decide whether a particular property is worth the value before signing off on a mortgage. They are also used in other cases such as taxation of agricultural properties and resolving disputes between heirs. A property appraiser is required to be a neutral third party who does not have an interest in the underlying transaction. The authorized person appraising the property must be licensed and designated by a regulatory body.

There are three main approaches used to appraise a property. The first one, Cost Approach, is used for non-income generating properties like schools or churches. The second method, Sales Commission Approach, is used for land and single-family homes. Finally, the third method, Income Approach, is used for income-generating properties such as shopping malls or apartment complexes. The estimated value of a property can be determined by factors such as its location, the neighborhood that it is located in, current broader economic and social trends, environmental conditions, and the rules or regulations stated by the government.

Property appraisals can cost anywhere from \$300 to \$500. This value can increase based on a number of

factors such as the size of the home, the condition of the property, overall property value, unique locations, the need for repairs or renovations, damaged property, lack of similar properties in the neighborhood, seasonal conditions, and finally how detailed the appraisal is. More information regarding the intricacies of property appraisal can be found at <https://appraiser-group.com/appraisal/>.

Miami Dade County Property Appraiser Group vows to strictly follow the ethical and performance standards mentioned in the Uniform Standards of Professional Appraisal Practice. The standards give those working in the appraisal profession, the information that they need to deliver unbiased and thoughtful opinions of value. The standards were adopted by the United States Congress in 1989. They are applicable for all types of appraisal services, including real estate, personal property, business, and mass appraisal. Compliance with the USPAP is required for state-licensed and state-certified appraisers involved in federally-related real estate transactions. The USPAP is updated every two years.

Luis Canellas, a spokesperson for the company, says, "We know the importance of a fair and unbiased appraisal. There is a lot riding on getting the right value for your home. We realize that we have to live up to the trust that our clients place in us. We have been doing this for over 20 years now and we have mastered the science of property appraisal. We offer a hassle-free service at fair and competitive prices. We also guarantee the utmost level of privacy protection. Every detail which the appraiser writes in the report is protected and safe with us. All the information will be delivered to the client and will be accurate. We provide our clients with all the support that they need so that when they go home, they are satisfied with our services. The promises we make resonate with our core values of integrity and commitment. That's the reason why Appraiser Group has gained the trust of its customers. When a customer avails our services once, they never go to anyone else!"

The company has a rating of 4.7 on its Google Business listing which can be viewed at <https://www.google.com/maps?cid=15373487175712686619>.

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For more information about Miami Dade County ? Property Appraiser Group, contact the company here: Miami Dade County ? Property Appraiser Group Luis Canellas 17867236240 info@appraiser-group.com 14631 SW 144th Terrace Miami, FL 33186 United States

Miami Dade County ? Property Appraiser Group

For years, our clients have relied on our expertise to provide high-quality residential and commercial appraisals in the state of Florida. By continuously keeping up with real estate trends and staying current on Inspection techniques.

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