

New Appraisal Reporting System Set to Modernize Mortgage Industry in 2026

Major appraisal update arrives Nov. 2, 2026: UAD 3.6 introduces a digital, standardized system to improve consistency, transparency, and efficiency.

ORANGE COUNTY, CA, UNITED STATES, March 31, 2026 /EINPresswire.com/ -- The mortgage and real estate industries are preparing for one of the most significant updates to residential appraisal reporting in decades. Beginning November 2, 2026, a new appraisal framework known as Uniform Appraisal Dataset (UAD) 3.6 will become the required standard for most appraisals delivered to Fannie Mae and Freddie Mac on 1- to 4-unit residential properties.



The updated system replaces the long-standing appraisal forms with a redesigned Uniform Residential Appraisal Report (URAR) built around standardized data fields and fully digital submissions. Industry professionals say the changes are intended to improve transparency, consistency, and the ability for lenders to review appraisal data more efficiently.

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“UAD 3.6 doesn't change how appraisers determine value, but it greatly improves how property information is organized and analyzed,” said Paul Scheper, President of Loangevity Mortgage. “Instead of relying on lengthy narrative reports, lenders will be able to review standardized data fields that make underwriting and appraisal review more consistent and efficient. This will

require more data points, and will cause some confusion initially, but might be easier for banks to review appraisals.”

The updated framework introduces a dynamic appraisal report structure along with expanded data fields describing property characteristics, clearer definitions for condition and quality ratings, and more detailed reporting of features such as accessory dwelling units, renovations, and energy-efficient improvements. Appraisal files will also be delivered as fully digital packages that include structured data, photographs, sketches, and supporting documentation.

Sarah Scheper, Realtor with The Beverly Hills Estates, believes the modernization will ultimately bring greater clarity to property valuations. "For agents and homeowners, the biggest benefit will be consistency," Scheper said. "When property features and conditions are described using the same standards nationwide, it helps reduce confusion and gives buyers and sellers greater confidence in the appraisal process. Plus, having just one report format will be easier than having several variations of reports."

Appraisal professionals say the new standards also represent a major technological step forward for the industry. "UAD 3.6 is the most impactful update to residential appraisal reporting in many years," said Jim Finney, Certified Residential Real Estate Appraiser and Real Estate Broker. "The new structure captures far more detailed property information and allows lenders and regulators to analyze market data in a much more sophisticated way." Finney has appraised properties for over 21 years and calls this change a "holy cow" change. In a recent podcast with expert real estate agent, Audra Lambert, Finney explained how and why appraisals are going to get a lot more detailed, and this new development will change the way appraisals are delivered and interpreted. "Realtors and lenders and appraisers will be 'left behind' if they do not get familiar with UAD 3.6 appraisal changes," say Finney.

Despite the modernization, industry professionals emphasize that the core principles of valuation remain unchanged. "At its core, an appraisal is still about understanding the market



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value of a home," Scheper added. "Comparable sales, location, condition, and market trends will continue to drive value. What this update does is deliver that information in a clearer, more consistent format for everyone involved in the transaction."

Lenders will be able to begin adopting the new reporting format immediately, throughout the rest of 2026, ahead of the mandatory implementation date of November 2, 2026. "The time to be prepared is now, not on November 1," concludes Paul Scheper, "because unlike the IRS filing extensions, this new appraisal format will prohibit filing extensions."

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