# Navigate 3.6

***Modernizing the Appraisal Workflow***

***How Data Collection Technology Is Reducing Manual Reporting***

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## Introduction

For decades, residential appraisal production has relied on workflows built around **manual data entry**. Appraisers inspect a property, take measurements, and then re-enter those measurements and property characteristics into multiple systems, including sketch software, appraisal forms, and workfiles.

This process often requires the same information to be entered several times across different platforms.

As a result, appraisers frequently spend a significant portion of their time functioning as **typists rather than analysts**.

The implementation of **UAD 3.6** coincides with the emergence of new technology designed to improve this workflow. Modern property data collection applications allow property characteristics to be captured once in the field and automatically structured for use in appraisal reports.

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# 1. The Inefficiency of Traditional Appraisal Workflows

Historically, appraisal production has involved multiple manual steps:

1. Property measurements taken on-site
2. Manual sketch creation
3. Re-entry of measurements into forms software
4. Manual input of room counts and features
5. Additional transcription into workfiles

Because information must be entered repeatedly, traditional workflows can introduce:

- production delays
- transcription errors
- inconsistencies between systems

These inefficiencies increase both production time and revision risk.

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# 2. Data Capture at the Source

New property data collection platforms are designed to capture property characteristics **directly at the source**.

Modern scanning applications combine:

- LiDAR sensors for spatial geometry
- Computer Vision AI for visual documentation
- automated floor plan generation
- structured data extraction

Using these tools, an appraiser or property data collector can complete a full interior scan of a typical residential property in approximately **20–25 minutes**.

From this scan, the software can automatically generate:

- accurate room dimensions
- digital floor plans
- gross living area calculations
- room counts and spatial relationships
- interior and exterior documentation

When integrated with appraisal software, these outputs can populate many of the property data fields required within the appraisal report.

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# 3. Auto-Populating the Appraisal Report

One of the most significant benefits of modern scanning technology is the ability to **auto-populate appraisal reports**.

When property data is captured digitally during the inspection process, it can be transferred directly into the appraisal report structure.

In practical terms, **as much as 90 percent of the structural property information required in an appraisal report can be generated directly from verified field data**.

This dramatically reduces the need for manual transcription.

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# 4. The Appraiser's Role Evolves

Technology-enabled inspections do not replace the appraiser. Instead, they allow appraisers to focus on the tasks that require professional expertise.

By reducing the time spent on measurement and transcription, appraisers can devote more attention to:

- analyzing comparable sales
- interpreting market trends
- evaluating property condition and quality
- reconciling valuation approaches

In this model, technology improves the **efficiency and reliability of property data collection**, while the appraiser remains responsible for the analysis and final value opinion.

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# 5. Emerging Property Data Collection Tools

Several modern applications now support this workflow by combining mobile inspection tools with automated data extraction.

LiDAR-enabled scanning platforms—such as **BoxLi and similar technologies**—illustrate how property inspections can produce accurate digital documentation while reducing manual data entry.

By capturing property measurements directly from the physical structure, these tools help ensure appraisal reports are built from **verified measurements rather than manually transcribed information**.

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# 6. Alignment with UAD 3.6

The shift toward **structured data reporting under UAD 3.6** aligns naturally with these technological developments.

As the industry moves toward data-centric appraisal reporting, capturing property information accurately at the source becomes increasingly important.

Technology-enabled inspections support this shift by producing structured property data that can integrate directly into appraisal workflows.

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# 7. Implications for Appraisers

As these technologies become more widely adopted, several benefits are emerging.

**Efficiency**

- Faster inspection and measurement
- Reduced manual data entry
- Shorter report production time

**Accuracy**

- Measurements derived directly from spatial scans
- Reduced transcription errors
- Consistent geometry and room layout documentation

**Professional Focus**

- More time for analysis and valuation
- Less time spent on measurement and typing

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# Conclusion

The appraisal profession has historically relied on workflows built around manual measurement and repeated data entry.

Today, technology is making it possible to capture property data once in the field and reuse that data throughout the appraisal process.

As UAD 3.6 introduces more structured reporting requirements, these technologies provide a practical path for improving efficiency while increasing the reliability of property data.

Rather than functioning primarily as typists, appraisers can focus on the work that defines the profession: **analysis, judgment, and credible valuation conclusions**.