doorify MLS

DOORIFY MLS | UAD 3.6 · REDESIGNED URAR

Your listing data is appraisal data.

The new Uniform Residential Appraisal Report turns most of the property into structured data. A lot of it starts with what agents enter in Doorify MLS. This map shows every major URAR section, where each answer comes from, and which Doorify field feeds it.

Oct 27, 2026 New Doorify UAD fields go live	**Nov 2, 2026** UAD 3.6 mandatory for new GSE submissions	**Same day** Legacy 1004, 1073, 2055 and related forms retire

Why the data matters

Appraisers name their data source on the report. When MLS data is complete and accurate, they spend less time chasing it and more time on the analysis only they can do.

New Oct 27

Concessions

The URAR reports sales concessions on the subject and on every comparable. "Call Listing Agent" is gone. Concessions is now required at close, with type and amount when the answer is Yes.

MLS listing

Square footage and its source

The URAR follows the ANSI Z765-2021 measurement standard and records the area data source. The Above Grade Finished Area Source field tells the appraiser where the listing number came from.

New Oct 27

Solar ownership

The report asks who owns renewable energy systems. Seller-owned and third-party-owned (leased or PPA)

New Oct 27

ADUs

Each ADU gets its own Unit Interior section on the URAR. ADU type, size, year built and permitted status give

systems are handled differently in valuation, so Power Production Ownership matters.	appraisers a head start on what is legally there.

58 of 74 URAR items on this map start with data from the MLS listing or an MLS product.



■ MLS listing or MLS product: 46 (62%) ■ MLS informs, appraiser verifies: 12 (16%) ■ Appraiser only: 16 (22%)

URAR section by section

Each row is a URAR data point. Tags show where the answer comes from. Many rows carry two tags: the MLS supplies a starting point and the appraiser verifies it.

MLS listing
Entered or uploaded by the listing agent in Doorify MLS: fields, media and documents.

MLS product
Tools and data Doorify provides: CRS Data, Realist, RealReports, Green Building Registry (in CRS Data) and CubiCasa.

Appraiser
Inspection, measurement, ratings and judgment. The MLS can inform these, but the appraiser decides.

New Oct 27
Doorify fields and values added for UAD 3.6 alignment.

Reading the "Where it lives" column

FIELD Data entry field
A field on the listing input form. Shown as Group: Field when it sits inside a group, like Lot Features: Flood Plains.

MEDIA Listing media
Photos, floor plan images and virtual tours the agent uploads to the listing.

DOC Listing documents
Files attached to the listing, such as a PDF floor plan, plat or HOA documents.

PRODUCT MLS-provided product
A Doorify subscriber tool that creates or supplies the data, like CubiCasa or CRS Data.

INFORMS Context only
Remarks or photos that help the appraiser but don't answer the URAR item directly.

Example: one floor plan, four places
PRODUCT CubiCasa *creates the floor plan*
MEDIA Floor plan image *with listing photos*

DOC **Floor plan PDF** *in listing documents*
FIELD **Documents Available: Floor Plans**

Subject Property

Who, where and what kind of property

URAR item	Source	Where it lives	Why it matters
Physical Address, County	MLS listing MLS product	FIELD **Street Address, City, County, Postal Code** PRODUCT **CRS Data / Realist** *(tax record match)*	Clean addresses let appraisers match your listing to public records.
Neighborhood Name	MLS listing	FIELD **Subdivision Name**	Drives comparable searches. The right subdivision puts your sale in front of the next appraiser.
PUD, Condominium, Attachment Type	MLS listing	FIELD **Property Sub Type** **Common Walls** **Association Y/N**	Decides which URAR sections and project questions apply.
New Construction	MLS listing	FIELD **New Construction Y/N** **New Construction Description**	
Accessory Dwelling Units (count)	MLS listing New Oct 27	FIELD **ADU Y/N**	
Special Tax Assessments	MLS listing MLS product	FIELD **Association Fee Includes: Special Assessments** PRODUCT **CRS Data / Realist / RealReports** *(tax records)*	Public record confirms what the listing discloses.

Legal Description, Current Owner of Public Record	**MLS product** **MLS listing**	**PRODUCT** **CRS Data / Realist / RealReports** *(county tax and deed data)* **DOC** **Plat Map** **FIELD** **Documents Available: Plat Map**	
Property Rights Appraised	**Appraiser**	*Appraiser determines*	Fee simple, leasehold and rights not included are the appraiser's call.

Site

Lot, zoning, hazards, view and utilities

URAR item	Source	Where it lives	Why it matters
Total Site Size	**MLS listing** **MLS product**	**FIELD** **Lot Size Acres / Lot Size Sq Ft** **PRODUCT** **CRS Data / Realist** *(tax auto-pop)*	Watch for acres vs. square feet mix-ups.
Assessor Parcel Number (APN)	**MLS listing** **MLS product**	**FIELD** **Parcel Number** **PRODUCT** **CRS Data / Realist**	Correct format links the listing to tax, deed and permit data.
Zoning classification	**MLS listing** **MLS product**	**FIELD** **Zoning** **PRODUCT** **RealReports**	
Zoning compliance	**Appraiser**	*Appraiser determines*	Legal, legal nonconforming or illegal use is determined by the appraiser.
Hazard Zone	**MLS listing** **MLS product**	**FIELD** **Lot Features: Flood Plains**	Appraiser confirms against FEMA

	Appraiser	**PRODUCT** **RealReports** *(flood data)*	maps.
View and range of view	**MLS listing** **Appraiser**	**FIELD** **View** **MEDIA** **Listing photos** *(informs)*	MLS describes it. The appraiser rates its impact on value.
Site Influence (water, golf, traffic)	**MLS listing** **Appraiser**	**FIELD** **Waterfront Y/N** **Waterfront Features** **Water Body Name** **Lot Features**	
Utilities: Electricity, Gas, Sewer, Water	**MLS listing**	**FIELD** **Water Source** **Sewer** **Utilities**	Public vs. private (well, septic) is reported for each utility.
Broadband Internet Available	**Appraiser**	*Appraiser determines*	New Yes/No on the URAR. Appraiser confirms at the address.
Property Access, Disaster Mitigation	**Appraiser**	*Appraiser determines*	Street surface, flood vents, impact glass, storm shutters.

Sketch and Measurement

ANSI Z765-2021 standard

URAR item	Source	Where it lives	Why it matters
Floor Plan	**Appraiser** **MLS listing** **MLS product**	**PRODUCT** **CubiCasa** *(creates the floor plan)* **MEDIA** **Floor plan image** *(listing media)* **DOC** **Floor plan PDF** *(listing documents)* **FIELD** **Documents Available: Floor**	Appraiser measures and sketches. A listing floor plan helps everyone see the layout first.

		Plans	
Measurement Standard	**Appraiser**	*Appraiser determines*	Appraiser measures to ANSI Z765-2021.

Dwelling Exterior

Structure, systems and exterior ratings

URAR item	Source	Where it lives	Why it matters
Year Built	**MLS listing** **MLS product**	**FIELD** **Year Built** **Year Built Effective** **PRODUCT** **CRS Data / Realist** *(tax auto-pop)*	
Dwelling Style	**MLS listing**	**FIELD** **Architectural Style**	
Construction Method	**MLS listing**	**FIELD** **Property Sub Type** *(Site Built, Manufactured, Modular)*	
Exterior Walls and Trim	**MLS listing**	**FIELD** **Construction Materials**	
Foundation	**MLS listing**	**FIELD** **Foundation Details** **Basement**	
Roof	**MLS listing** **Appraiser**	**FIELD** **Roof**	MLS gives material. The appraiser estimates age and condition.
Windows	**MLS listing**	**FIELD** **Window Features**	
Heating, Cooling	**MLS listing**	**FIELD** **Heating** **Cooling**	
Front Door	**Appraiser**	**MEDIA**	New: height from

Elevation		**Listing photos** *(informs)*	grade to the front door.
Exterior Quality and Condition (Q1–Q6, C1–C6)	**Appraiser**	**MEDIA** **Listing photos** *(informs)*	Now rated separately for exterior and interior.

Unit Interior

Area, rooms and interior ratings

URAR item	Source	Where it lives	Why it matters
Finished Above Grade area	**MLS listing** **Appraiser**	**FIELD** **Above Grade Finished Area**	Appraiser measures to ANSI. Big gaps from the listing raise questions.
Below Grade finished and unfinished area	**MLS listing**	**FIELD** **Below Grade Finished Area** **Total Unfinished Area** **Basement**	
Area Data Source	**MLS listing**	**FIELD** **Above Grade Finished Area Source** **Below Grade Finished Area Source**	Tells the appraiser where the listing living area number came from.
Total Bedrooms, Bathrooms Full and Half	**MLS listing**	**FIELD** **Bedrooms Total** **Bathrooms Full** **Bathrooms Half**	
Levels and Room Detail	**MLS listing** **New Oct 27**	**FIELD** **Levels** **Rooms: Level** **Primary Bedroom Main Floor Y/N** *(new, searchable)*	
Flooring	**MLS listing**	**FIELD** **Flooring**	
Kitchen and Bathroom Update Status,	**Appraiser** **MLS listing**	**INFORMS** **Public remarks** **MEDIA**	Required for every kitchen and bath on the URAR.

Time Frame		**Listing photos** *(informs)*	
Ceiling Height and Style	**Appraiser** **MLS listing**	**INFORMS** **Interior Features** *(e.g., high or vaulted ceilings)*	
Interior Quality and Condition	**Appraiser**	**MEDIA** **Listing photos** *(informs)*	

Accessory Dwelling Units

Each ADU gets its own Unit Interior section

URAR item	Source	Where it lives	Why it matters
ADU present, type and sub-type	**MLS listing** **New Oct 27**	**FIELD** **ADU Y/N** **ADU Type** *(Attached, Detached, Within)* **ADU Sub-Type**	Required on every Residential listing.
ADU bedrooms, bathrooms, living area	**MLS listing** **Appraiser** **New Oct 27**	**FIELD** **ADU Bedrooms** **ADU Bathrooms** **ADU Living Area**	The ADU area is measured and considered separate from the primary dwelling living area.
ADU year built	**MLS listing** **New Oct 27**	**FIELD** **ADU Year Built**	
Legally Rentable, Data Source	**MLS listing** **Appraiser** **New Oct 27**	**FIELD** **ADU Permitted** **ADU Rentable**	The appraiser verifies with zoning and permits.
ADU rent and comparable rentals	**MLS listing** **New Oct 27**	**FIELD** **ADU Current Rent** **Property Sub Type: Accessory Dwelling Unit** *(Residential Lease listings)*	Feeds the Rental Information section.

Energy Efficient and Green Features

Now structured data on the URAR

URAR item	Source	Where it lives	Why it matters
Renewable energy type	MLS listing	FIELD **Power Production Y/N** **Green Energy Generation: Solar, etc.**	
Renewable energy ownership	MLS listing New Oct 27	FIELD **Power Production Ownership** *(Seller Owned, Third Party Owned)*	Leased and PPA systems are treated differently in valuation.
Building certifications (LEED, NGBS, ENERGY STAR)	MLS listing MLS product	FIELD **Green Building Verification Type** PRODUCT **Green Building Registry** *(inside CRS Data tax auto-pop)* **RealReports** *(Pearl Certification data)*	Tax auto-pop can help fill these. Always verify before you publish.
Efficiency ratings (HERS, Home Energy Score)	MLS listing MLS product	FIELD **Green Verification: Type, Rating, Year** PRODUCT **Green Building Registry** *(inside CRS Data)*	
Energy and water efficiency features	MLS listing	FIELD **Green Energy Efficient** **Green Water Conservation** **Green Indoor Air Quality** **Green Sustainability**	

Manufactured Home

Q and C ratings now apply here too

URAR item	Source	Where it lives	Why it matters
Manufactured home indicator	MLS listing	FIELD **Property Sub Type**	
HUD label, ID number,	Appraiser	*Appraiser determines*	The appraiser photographs the

CHOICEHome / MH Advantage certification			certification label.

Vehicle Storage, Amenities and Outbuildings

URAR item	Source	Where it lives	Why it matters
Garage, carport and parking spaces	**MLS listing**	**FIELD** **Garage Y/N** **Garage Spaces** **Parking Features**	Attached vs. detached is reported for comparables too.
Outdoor living, pools, water features	**MLS listing**	**FIELD** **Patio and Porch Features** **Pool Features** **Fencing** **Waterfront Features**	
Outbuildings	**MLS listing** **Appraiser**	**FIELD** **Other Structures**	

Project and HOA

Condos, PUDs and common ownership

URAR item	Source	Where it lives	Why it matters
HOA fee and what it covers	**MLS listing**	**FIELD** **Association Fee** **Association Fee Includes** **Association Amenities**	
Project details, Known Legal Actions	**Appraiser** **MLS listing** **MLS product**	**DOC** **HOA documents** *(listing documents)* **FIELD** **Documents Available: HOA Documents** **PRODUCT** **RealReports** *(reads uploaded HOA docs)*	

Market

Built from MLS search results

URAR item	Source	Where it lives	Why it matters
Active Listings, Pending Sales, Sales in Past 12 Months	**MLS listing**	**FIELD** **Status** *(across all listings in the market area)*	
Median Days on Market, list and sale price ranges	**MLS listing**	**FIELD** **DOM** **List Price** **Close Price**	

Subject Listing Information

Listing history of the subject

URAR item	Source	Where it lives	Why it matters
Listing Status, Listing Type, Listing ID	**MLS listing**	**FIELD** **Status** **MLS #**	
Start Date, End Date	**MLS listing**	**FIELD** **Listing Contract Date** **Expiration Date**	
DOM, Total DOM	**MLS listing**	**FIELD** **DOM** **CDOM**	
Starting and Current List Price	**MLS listing**	**FIELD** **Original List Price** **List Price** **INFORMS** **Price change history**	

Sales Contract and Comparable Sales

Every closed sale is a future comparable

URAR item	Source	Where it lives	Why it matters

Contract Price, Contract Date, Sale Price, Sale Date	**MLS listing**	**FIELD** **Close Price** **Under Contract Date** **Close Date**	
Sales Concessions	**MLS listing** **New Oct 27**	**FIELD** **Concessions** *(Yes/No, required at close)* **Concession Type** **Concessions Amount** **Concessions Comments**	Reported on the subject and every comparable.
Financing Type	**MLS listing** **New Oct 27**	**FIELD** **Buyer Financing** *(adds 1031 Exchange, Construction to Permanent, Special Funding)*	
Personal Property Conveyed	**Appraiser**	*Appraiser determines*	Appraiser reviews the contract.
Arm's length transaction	**Appraiser**	*Appraiser determines*	

Prior Sale and Transfer History

Subject and comparables

URAR item	Source	Where it lives	Why it matters
Prior sales and transfers	**MLS product** **MLS listing**	**PRODUCT** **CRS Data / Realist / RealReports** *(deed history)* **INFORMS** **MLS listing history**	

Appraiser's Analysis

Judgment the MLS does not supply

URAR item	Source	Where it lives	Why it matters
Highest and Best Use	**Appraiser**	*Appraiser determines*	
Functional Obsolescence	**Appraiser**	*Appraiser determines*	

Apparent Defects, Damages, Deficiencies	**Appraiser**	**DOC** **Property Disclosure Statement** *(informs)*	Recorded with location, description and recommended action.
Adjustments, Comparable Weight	**Appraiser**	*Appraiser determines*	Better MLS data means better-supported adjustments.
Cost and Income Approaches, Reconciliation, Opinion of Market Value	**Appraiser**	*Appraiser determines*	