

NTREIS listing data already covers many of the new UAD 3.6 details.

NTREIS is closely tracking the rollout of the Uniform Appraisal Dataset (UAD 3.6) and the new dynamic Uniform Residential Appraisal Report (URAR), mandatory for GSE loan deliveries beginning November 2, 2026. The revised report asks for far more granular, structured property data. Below is a category-by-category look at NTREIS Residential Data Input Form fields that already capture this detail — both the fields every agent must complete, and additional optional fields agents frequently fill in that give you even more to work with.

NTREIS FIELDS THAT ALREADY COVER NEW UAD 3.6 DATA NEEDS

✦ **REQUIRED (*)** — marked with an asterisk and shown in BOLD on the input form; mandatory for a listing to go Active.

OPTIONAL — not mandatory, but commonly completed by agents when the detail applies to the property.

Core Property Facts & Room Counts

UAD 3.6 ASKS FOR THIS

REQUIRED *

- ✦ **Property Sub Type**
- ✦ **Housing Type**
- ✦ **Property Attached YN**
- ✦ **SqFt/Living Area**
- ✦ **Year Built**
- ✦ **Construction Status**
- ✦ **Beds/Full-Half Baths**
- ✦ **Levels**
- ✦ **Living/Dining Areas**

OPTIONAL

- Architectural Style
- Room Length/Width

Interior Features & Appliances

UAD 3.6 ASKS FOR THIS

REQUIRED *

- ✦ **Interior Features**
- ✦ **Appliances**
- ✦ **Smart Home Features YN**
- ✦ **Accessibility Features YN**

OPTIONAL

- Kitchen Island/Pantry
- Double/Steam Shower
- Jetted Tub
- Fireplace Features
- Laundry Features
- Security Features

Structural & Construction Detail

UAD 3.6 ASKS FOR THIS

REQUIRED *

- ✦ **Basement YN**
- ✦ **# Fireplaces**

OPTIONAL

- Foundation Type
- Roof Material
- Construction Material
- Window Features

Parking & Garage

UAD 3.6 ASKS FOR THIS

REQUIRED *

- ✦ **Garage YN**
- ✦ **Parking Features**
- ✦ **# Carport Spaces**
- ✦ **# Covered Spaces**

OPTIONAL

- Garage Length/Width
- Attached Garage YN
- Patio & Porch Features

Site & Lot Characteristics

UAD 3.6 ASKS FOR THIS

REQUIRED *

- ✦ **Lot Size Area**
- ✦ **Lot Size Unit**
- ✦ **Lot Size (Acreage)**

OPTIONAL

- Lot Features
- Topography
- Waterfront Features
- Fencing
- Easements

Utilities & Pool

UAD 3.6 ASKS FOR THIS

REQUIRED *

- ✦ **Street/Utilities**
- ✦ **MUD District YN**
- ✦ **Pool on Property YN**

OPTIONAL

- Heating Type
- Cooling Type
- Pool Features

Energy Efficiency & Green Features

UAD 3.6 ASKS FOR THIS

OPTIONAL — NO REQUIRED FIELDS YET

- Solar/Geothermal/Heat Pump
- ENERGY STAR Equipment
- HERS Index Score
- LEED / NGBS Certification
- Insulation & Windows

ADUs, Outbuildings & Accessory Structures

UAD 3.6 ASKS FOR THIS

OPTIONAL — NO REQUIRED FIELDS YET

- Accessory Dwelling Unit (ADU)
- Accessory Unit SqFt/Type
- Guest House / Workshop
- Barn / Storage / 2nd Residence

BOTTOM LINE

Every NTREIS listing already confirms the **required (*)** fields above before it can go Active, and agents frequently complete the **optional** fields too when they apply to the property — giving you a head start on the structured, granular data UAD 3.6 now expects, before your workfile even begins.

Questions about how the appraisal changes affect your work?

Contact your MLS provider association — they can help you connect UAD 3.6 requirements to the data already in NTREIS.