

Appraisal Professionals

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www.appraisal-professionals.net

We are not in competition with those who charge less, they know the value of their work.

FEE SCHEDULE

AREAS:

Appraisal Professionals has state licensed and certified appraisers covering Sacramento County, western El Dorado County, and southwestern Placer County. See our list of communities and our list of zip codes.

RATES:

	Parcel*	
	Standard	Acreage
Residential One Unit Report (Fannie Mae Form 1004, Rev. 3/05) Cost Approach to Value	400 +50	500 +50
Manufactured Home Appraisal Report (Fannie Mae Form 1004C, Rev. 3/05) Cost Approach to Value (Included)	500 -	600 -
Individual Condominium Unit Appraisal Report (Fannie Mae Form 1073, Rev. 3/05)	425	N/A
Exterior-Only Inspection Residential Appraisal Report (Fannie Mae Form 2055, Rev. 3/05)	300	400
Exterior-Only Inspection Individual Condominium Unit Appraisal Report (Fannie Mae Form 1075, 3/05)	325	N/A
Desktop Underwriter Property Inspection Report (Fannie Mae Form 2075, Rev. 7/97)	125	175
Condition and Marketability Report (FHLMC Form 2070, Rev. 11/97)	125	175
ERC Summary Appraisal Report (Rev. 9/03)	650	650
Small Residential Income Property Appraisal Report Duplex (or 2 Units)	600	700
Triplex (or 3 Units)	650	750
Fourplex (or 4 Units)	700	800
Land Appraisal (Rev. 12/82)	500	600
Appraisal Update and/or Completion Report (Fannie Mae Form 1004D, Rev. 3/05)	150	150
URAR Appraisal Desk Review (FNMA/FHLMC Single Family Compliance)	200	200
One-Unit Residential Appraisal Field Review Report (Fannie Mae Form 2000, Rev. 3/05)	350	450
Two to Four-Unit Residential Appraisal Field Review Report (Fannie Mae Form 2000A, Rev. 3/05)	400	500
Single Family Comparable Rent Schedule (Fannie Mae Form 1007, Rev. 8/88)	200	300
Operating Income Statement (Fannie Mae Form 216, Rev. 8/88)	100	100
Uniform Residential Appraisal Report (Fannie Mae Form 1004, Rev. 6/93) Old Form: Non-Mortgage Transaction Report	400 -	500 -
Desktop Underwriter Quantitative Analysis Appraisal Report (Fannie Mae Form 2055, Rev. 9/96) Exterior Only	250	350
Interior Inspection with Building Sketch	300	400

ADDITIONAL FORMS:

In the event the form you require is not listed above, please give us a call for a rate quote. The forms available are not necessarily limited to those listed here.

*Note that a higher rate may be assessed for properties located in isolated areas due to extensive travel times and increased research requirements as well as for unique properties including but not limited to homes/units in excess of 3,000 SF and/or homes/units over 50 years of age. Rates are based on the anticipated staff time required to research market data for more unique properties and their limited comparables. Please call for quotes; or upon request, you will be called with a quote prior to our acceptance of the order.

TURN-AROUND:

Turn-around times are generally two to three business days after the inspection. The appraiser will make every effort to schedule a timely inspection in cooperation with the entry contact provided by the client.

Discounted rates or negotiated lower rates may extend turn-around times since such professional work is done on an as-available basis.