

# EFFORT APPRAISAL GROUP

## APPRAISAL PRICING SHEET

	SoCal < \$1M or NonComplex	SoCal >\$1M or Complex	Central/NorCal < \$1M or NonComplex	Central/NorCal >\$1M or Complex	OR/WA/CO/TX < \$1M or NonComplex	OR/WA/CO/TX >\$1M or Complex	All Other States < \$1M or NonComplex
Conv SFR/Condo	\$450-500	\$550- 650+	\$475-525	\$550-650+	\$550-600	\$600-650+	\$475-525
Conv 2-4 Units	\$600-700	\$650- 750+	\$650-750	\$650-750+	\$700-800	\$750+	\$650-750
Conv Manufactured Home	\$475-550	\$500- 650+	\$500-550	\$500-650+	\$550-650	\$600-650+	\$500-550
Drive-By Appraisal	\$350-375	\$400- 500+	\$375-400	\$400-500+	\$400-450	\$450-500+	\$375-400
Rent Survey Forms 1007/216	\$150-200	\$150-200	\$150-200	\$150-200	\$150-200	\$150-200	\$150-200
Desk Review	\$225-275	\$225-275	\$225-275	\$225-275	\$250-300	\$250-300	\$225-275
Field Review	\$300-350	\$300-350	\$325-375	\$300-350	\$350-400	\$350-400	\$325-375
FHA Fees	Additional \$50-75	Additional \$50-75	Additional \$50-75	Additional \$50-75	Additional \$50-100	Additional \$50-100	Additional \$50-100

**PRICING NOTE:** Due to a large coverage area and differences in cities throughout the US, base fees vary in some cities. Quoting the higher end of the ranges above is always recommended, but if ever unsure of a fee for a specific property or product, please email [effortamc@gmail.com](mailto:effortamc@gmail.com) for a more specific quote. See below for some scenarios of when higher fees are normally required.

**EXAMPLES OF COMPLEX SCENARIOS:**

- 1.) High value over \$1,000,000 (Appraisers normally charge more for anything over 1M due to more liability with their E&O)
- 2.) Large Homes (Appraisers normally charge more for anything over 4000sf)
- 3.) Acreage properties (Appraiser's normally charge more for anything over 1 acre)
- 4.) Rural Properties (Appraisers normally charge more if a property is every in a rural area)
- 5.) Remote Cities (property might be non-complex, but remote cities have very few cities, and typically limited data, so the appraisers always charge more)
- 6.) Waterfront Properties (if limited comps, appraisers will normally charge more for waterfront properties)
- 7.) High-Rise Condominiums (if limited comps, appraisers will normally charge more for high-rise condos)