

## **BIRCHALL APPRAISAL LLC.**

### **Appraisal Fees and Appraisal Report Types (Appraisal Forms)**

Our residential real estate appraisal fee schedule is straight-forward and reflects the considerable time and expertise required for the writing of a high-quality appraisal report.

We offer discounts for entities that will be ordering multiple appraisals (i.e. "bulk" appraisals). Please call us to discuss your pricing options.

Typical turn times are 2 to 5 business days. We can usually schedule an inspection within 2 business days, and deliver the report 24 to 72 hours later, depending on the complexity of the subject property.

You do not have to be a lender or real estate professional to order an appraisal on your own property.

#### **Appraisal Report Type**

URAR/1004 Single Family Home Appraisal	\$375
Single Family FHA Appraisal	\$425
1007 Rent Schedule with/without 216 Operating Income	\$100
1025 Duplex Appraisal	\$450
1025 Fourplex Appraisal - Multi Family Investment Properties and Rentals	\$500
1004D/442 Completion Certificate for New Homes (aka "Final")	\$125
1073 Individual Condominium Unit Appraisal	\$400
2000 Single Family Field Review	\$300
2000 Two- to Four-Family Field Review	\$325
2055 Exterior Only (Aka "Drive By") Single Family Appraisal	\$275
2070 Condition and Marketability Report	\$150
Lot Appraisal	\$400

The above chart shows our typical fees for real estate appraisal reports that will be used for financial transactions (mortgage lending/purchases).

#### **Appraisal Fees for Private Use (Not for Financial Transactions)**

Single Family	\$375
Tax Assessment	\$375

Listing Appraisal - before a home is listed for sale	\$375
PMI Removal	\$375
Single Family Investment or Rental Property	\$375
Duplex Investment Property or Rental	\$450
Multi Family Investment Property or Rental	\$500

Land Only Depends on acreage and location - call for quote

The above chart shows our typical fees for real estate appraisal reports for private use. These reports are typically used to determine a price for listing a property for sale, protesting tax assessments, removing PMI, or for estate planning, etc.

If the type of appraisal report or appraisal form you need isn't on these lists, please call us to discuss pricing and turnaround times. (610) 233.5928