

A-1 Appraisal Associates
P.O. Box 2035
Ellijay, GA 30540
PH. (706) 635-8634
Fax (706) 635-8632

To insure appraisal (USPAP), banking (FIRREA), and regulatory (FDIC & FNMAE) conformity the following information has been provided to clarify the appraisal type, appraiser qualification, and corresponding fee associated with each appraisal request.

The Licensed Real Property Appraiser Classification applies to the appraisal of non-complex one to four residential units having a transaction value less than \$1,000,000 and **complex** one to four residential units having a transaction value less than \$250,000. Complex one- to four-family residential property appraisal means one in which the property to be appraised, the form of ownership, or the market conditions are **atypical**.

The Certified General Real Property Appraiser Classification applies to the appraisal of all types of real property, including properties for which a development analysis appraisal is necessary.

For further information please refer to the following web page:
<http://www.fdic.gov/regulations/laws/rules/6000-1700.html>

Appraisal Price List

Residential Appraisals

- Full(New 1004)	\$350.00
- Preferred Customer (25+ appraisals per year)	\$300.00
- Atypical and complex based on parameters described above	\$500.00
- Manufactured Home (1004C)	\$400.00
- 2055 Ext. only	\$275.00
- Field Review	\$300.00
- Relocation Appraisal	\$500.00
- REO Appraisal	\$375.00
- Single Family 1-4 Income (Rent Comps)	\$400.00
- Desk Review	\$125.00

FHA

-1004	\$400.00
-1004C Manufactured	\$450.00

Inspections

- Final inspection completion	\$100.00
- FHA compliance inspection	\$100.00

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- Recertification of value \$100.00

Land Appraisals

-Residential

0-5 Acres	\$250.00
6-20 Acres	\$300.00
21-50 Acres	\$400.00
50+ Acres	Call for fee

-Commercial

0-1 Acres	\$400.00
2-5 Acres	\$500.00
5+ Acres	Call for Fee

Commercial Developed

-Subdivision Analysis \$1,200.00

-Small Commercial (office, warehouse, etc.)
properties in which income approach can be forgone. \$800.00

-Large Commercial (retail strips, large warehouses,
medical offices, poultry farms, etc.) Beginning at..... \$1,500.00

COVERAGE AREA: A-1 Appraisal Associates services Gilmer, Fannin, Union*,
Pickens, and Murray Counties.

*Appraisals in Union County can be completed with an additional \$100 trip fee.