



GREATER METROPOLITAN PHOENIX AREA FEE SCHEDULE (INCLUDES MARICOPA & PINAL COUNTIES)

	Client Estimated Value/Sales Price	
Single Family Residential URAR (Form 1004) & Condominiums (Form 1073)	\$0–300,000	\$350.00
	\$300,001–500,000	\$375.00
	\$500,001–700,000	\$495.00
	\$700,000 +	QUOTE
Manufactured Home (Form 1004C)		\$395.00
Recertification of Value (Form 1004D)		\$150.00
Final Inspection (Form 1004D)		\$95.00
Multi Family: 2–4 Units (Form 1025)		\$595.00
FHA Appraisals		\$375.00
VA Appraisals		
Existing Home		\$450.00
New Construction		\$500.00
Existing Condominium		\$475.00
Relocation / ERC		\$550 & Up
Exterior (Forms 2055, 2065, 704)		\$250.00
Exterior (Forms 2070, 2075)		\$200.00
Land / Lot Appraisals	Simple	\$325.00
	Complex	QUOTE
“Retype”/Second Appraisal	Minimum	\$150.00
Operating Income Statement (Form 1009) & Rent Schedule (Form 216)		\$75.00 each
Desk Review		\$195.00
Enhanced w/2 Additional Comparables		\$225.00
Field Review		\$225.00
Enhanced w/2 Additional Comparables		\$250.00

***FEES FOR APPRAISALS ARE IN NO WAY CONTINGENT ON FINAL VALUATION OF PROPERTY.** Tiered fee schedule is an estimate only, to be used as a guide for quoting initial fees for good faith estimates. Fees are always a function of the amount of time committed to accurately complete the assignment and are based on “standard” appraisals versus “complex” appraisals. Standard appraisals are always based on the lowest fee on schedule for each form. Josephs Appraisal Group (JAG) reserves the right to quote a higher fee on custom/complex properties, included but not limited to an estate, waterfront, house greater than 3,000 square feet, a manufactured home, rural home, atypical house or any lot greater than one-half acre. Clients with custom/complex properties are always notified prior to the assignment for fee approval to continue with the order. Again, fees are not based on a value conclusion.

Additional fees may apply for multiple trips for incomplete final inspections, missed appointments without prior notification, and drive time for appraisals or inspections not in the immediate Phoenix Metropolitan area, i.e. Apache Junction. Uncollected fees are the responsibility of “Client” ordering the service. Fees are subject to change without notice. Trip fees may apply for Pinal County.

Effective Date 09/01/2009 – FEES SUBJECT TO CHANGE. PLEASE CHECK WEBSITE FOR MOST CURRENT FEE SCHEDULE.



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