



ChicagoLand Values, LLC

Residential Real Estate Appraisal

Fee Schedule

CLV
ChicagoLand Values, llc
Residential Real Estate Appraisals

Thank you for choosing ChicagoLand Values LLC
for your residential appraisal needs.

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What is Included in Your Appraisal Report?

The following fee schedule are general guidelines for single family dwellings, with maximum square footage of 3,500 in gross living area (GLA) and/or maximum one acre of land. For properties that exceed these maximum parameters and/or are located outside of our geographical market area, additional fees may apply, please call for a custom quote.

Full appraisal (URAR 1004 and CONDO 1073) includes the interior inspection. Report exhibits include subject and comparable sales photos, floor sketch, and location map. 2-4 Multi-Family Form 1025 includes the above, along with the Operating Income Statement Form 216 for no additional charge.

All conventional and FHA appraisals include the Form 1004MC for appraisals of one to four-unit properties in the fee.

While the appraisal request may be initiated by a client, it will ultimately be the Appraisers' decision as to the scope of work that is to be conducted to deliver credible results for each individual assignment, per USPAP guidelines.

Non-FHA Appraisals

Single Family

URAR Form 1004

WITH Cost Approach	\$450
WITHOUT Cost Approach	\$400

Exterior Only URAR Form 2055

WITH Cost Approach	\$400
WITHOUT Cost Approach	\$350

Condominium URAR Form 1073	\$450
Exterior Only URAR Form 1073	\$400

Multi-Family

Small Income Form URAR 1025

2 Units	
WITH Cost Approach	\$600
WITHOUT Cost Approach	\$550

3 Units	
WITH Cost Approach	\$700
WITHOUT Cost Approach	\$650

4 Units	
WITH Cost Approach	\$800
WITHOUT Cost Approach	\$750

Non-FHA Additional Options

ERC Summary Appraisal Report	\$600
Supplemental REO Addendum	\$400
Vacant Land Summary Report	\$300
URAR Form 1007 Comp Rent Schedule	\$75
URAR Form 216 Operating Income Statement	\$75
Scope of Work (SOW) Analysis	\$100
Appraisal Update URAR Form 1004D	\$150
Appraisal Completion URAR Form 1004D	\$150
Appraisal Review	\$200

FHA Appraisals

URAR Form 1004	\$500
Condominium URAR Form 1073	\$550
<u>Small Income URAR Form 1025</u>	
2 Unit	\$650
3 Unit	\$750
4 Unit	\$850
FHA Compliance Inspection	\$250

Market Area

Our current market area include the following counties in Illinois: Cook, DuPage, Lake, Kane, Will, Grundy*, Kankakee*, Champaign*

*Distance fees may apply

Payment Details

NO APPRAISAL REQUEST WILL BE INITIATED WITHOUT PAYMENT.

When ordering a form report that may include the cost approach (Forms 1004, 1025, 2055) you must specify “NO COST APPROACH” on your order to receive the base price. Otherwise, you will receive and be charged for the full report with the cost approach.

Corporate Accounts: Volume orders with net30 option available.
Restrictions apply, call for details.

PLEASE NOTE: The above fees do not include miscellaneous fees such as, AMC, portal, procurement, etc; and any “add-on” fee which would be created inherently by the client.

METHODS OF PAYMENT

Cash is accepted in person at time of inspection. CashApp direct to appraiser, call for details.

Credit Cards are accepted through PayPal. A 3.5% credit card processing fee will apply.

If using PayPal, please note this is a two-step payment processing procedure. Once payment is remitted, please wait 48 hours to access transaction within the PayPal online system and confirm service.

No reports will be delivered until AFTER payment has been processed completely.

Sorry, NO personal checks.



Fee schedule is primarily based on
2017 Market Research conducted by GEIS College of Business, UIUC
Effective April 2022 * Prices subject to change without notice

For more information go to ChicagolandValues.com