



FEE SCHEDULE

		Standard	Outlying
URAR (1004) or 2055	(See next page for list of Towns in each Area)	\$400	\$475
<u>DUPLEX HOMES</u>	(Incidental 2nd Unit - URAR Report)	\$ 75	<i>Additional</i>
<u>EXTRA LAND</u>	(Greater than a building Lot)	\$ 75 - \$500	<i>Additional</i>
<u>FHA Inspection</u>		\$50	<i>Additional</i>
<u>LARGER HOMES</u>	(Homes greater than 3000 SF)	\$12.50/100 SF	<i>Additional</i>
<u>OUTBUILDINGS</u>	(Barns / Garages - Greater than Typical)	\$ 50-250	<i>Additional</i>
	(Varies with size, use, finish and additional time to value the building)		
<u>REO ADDENDUM</u>		\$50	<i>Additional</i>

Note that additional fees may be necessary for unusual homes or homes with atypical features

		Std / Outlying
<u>APARTMENTS</u>		
<u>2-4 FAMILY</u>	(Uniform Small Residential Income Appraisal Rpt)	\$625 / \$700
<u>COMPARABLE RENT SCHEDULES</u>		\$100 / \$150
<u>MULTI FAMILY APARTMENTS</u>	(5 or more units - Narrative)	Hourly - \$1,500 Minimum
<u>COMMERCIAL PROPERTIES</u>		Hourly - \$2,000 Minimum
<u>ERC REPORTS</u>	(Employee Relocation Appraisals)	\$650 / \$750
<u>INSPECTION & REPORT - COMPLETION/PROGRESS</u>		\$100 / \$125
	(New Construction, renovation, or repair)	
<u>LAND</u>	(Varies with acreage and complexity)	Hourly - \$400 Minimum
<u>REVIEWS</u>	Desk Review	\$150
	Field Review	\$400 / \$475
	Field Review - Multi-family	\$600 / \$750
	<i>Additional comparables</i>	\$125 <i>Additional</i>
TRIP FEE	(Customer no-show or cancelation etc.)	\$ 50 / \$100
UNIQUE PROPERTIES		Hourly - \$750 Minimum
	<i>This includes properties with large acreage, extra buildings, or exceptionally large or expensive homes where there are few or no local comparables. These properties require extensive research, extra travel, and additional reporting.</i>	



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TERRITORIES SERVED

RESIDENTIAL CHITTENDEN COUNTY FRANKLIN COUNTY GRAND ISLE COUNTY
COMMERCIAL STATEWIDE

Appraisal pricing is based upon time required to complete the analysis of the subject property and the difficulty of researching comparable properties. This varies by the character of the location and population density of the particular area. Appraisal pricing is developed based on the following two categories. Pricing is shown on the previous page.

STANDARD		OUTLYING	
Franklin County			
	Fairfax		Bakersfield
	Georgia		Berkshire
	Highgate		Enosburg
	Sheldon		Fairfield
	St. Albans		Fletcher
	Swanton		Franklin
			Richford
Chittenden County			
	Burlington		Charlotte
	Colchester		Hinesburg
	Essex		Huntington
	Milton		Jericho
	Shelburne		Richmond
	South Burlington		St. George
	Williston		Underhill
	Winooski		Westford
Grand Isle County			
			Alburg
			Grand Isle
			North Hero
			South Hero



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