

## Appraiser Fee Survey from OREP/Working RE - 2017

**1. What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?**

Answer Options	\$175- \$250	\$251-\$300	\$301-\$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551-\$650	\$651- \$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	0	0	3	5	0	1	0	0	0	9
Clarksville, TN-KY MSA	0	0	1	3	1	1	0	0	0	1	7
Cleveland, TN MSA	0	0	0	3	1	1	0	0	0	0	5
Jackson, TN MSA	0	0	0	1	1	1	0	0	0	0	3
Johnson City, TN MSA	0	0	0	2	0	1	1	0	0	0	4
Kingsport-Bristol-Bristol, TN- VA MSA	0	0	0	2	1	1	0	0	0	0	4
Knoxville, TN MSA	0	0	2	6	11	3	0	0	0	0	22
Memphis, TN-MS-AR MSA	0	0	1	3	2	2	0	0	0	0	8
Morristown, TN MSA	0	0	0	0	1	1	0	0	0	0	2
Nashville-	0	0	3	6	19	5	3	0	0	1	37
Rural Tennessee	0	0	2	9	17	14	7	2	0	1	52
answered question											97
skipped question											5787

**2. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?**

Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	1	3	4	2	0	0	10
Clarksville, TN-KY MSA	0	0	2	3	2	0	0	7
Cleveland, TN MSA	0	1	0	2	1	0	0	4
Jackson, TN MSA	0	0	3	0	1	0	0	4
Johnson City, TN MSA	0	0	0	2	2	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	2	2	0	0	4
Knoxville, TN MSA	0	0	3	17	3	0	0	23
Memphis, TN-MS-AR MSA	0	1	2	3	0	0	0	6
Morristown, TN MSA	0	1	0	1	1	0	0	3
Nashville-	0	2	2	23	10	0	0	37
Rural Tennessee	0	1	3	25	17	1	0	47
answered question								97
skipped question								5787

**3. What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for FHA?**

Answer Options	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	0	0	1	0	5	0	1	0	0	7
Clarksville, TN-KY MSA	0	0	0	2	2	1	1	0	0	1	7
Cleveland, TN MSA	0	0	0	1	0	2	0	0	0	0	3
Jackson, TN MSA	0	0	0	0	1	2	0	0	0	0	3
Johnson City, TN MSA	0	0	0	0	2	0	0	1	0	0	3
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	0	2	0	0	1	0	0	3
Knoxville, TN MSA	0	0	0	0	3	9	2	0	0	0	14
Memphis, TN-MS-AR MSA	0	0	0	2	2	3	1	0	0	0	8
Morristown, TN MSA	0	0	0	0	2	0	0	1	0	0	3
Nashville-	0	0	1	3	7	14	5	2	0	2	34
Rural Tennessee	0	0	1	1	5	15	11	4	2	2	41
answered question											82
skipped question											5802

**4. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for FHA?**

Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	1	2	2	2	0	0	7
Clarksville, TN-KY MSA	0	0	1	4	2	0	0	7
Cleveland, TN MSA	0	1	0	1	1	0	0	3
Jackson, TN MSA	0	0	1	1	1	0	0	3
Johnson City, TN MSA	0	0	0	1	2	0	0	3
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	1	2	0	0	3
Knoxville, TN MSA	0	0	1	9	4	0	1	15
Memphis, TN-MS-AR MSA	0	1	2	4	0	0	0	7
Morristown, TN MSA	0	1	0	1	1	0	0	3
Nashville-	0	2	2	19	12	0	0	35
Rural Tennessee	0	1	4	15	18	2	0	40
						answered question	83	
						skipped question	5801	

**5. What is your Customary and Reasonable fee for a 1004 (Single-family detached) REO Appraisal with REO addendum?**

Answer Options	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	0	0	0	4	2	3	1	0	0	10
Clarksville, TN-KY MSA	0	0	0	3	2	0	1	0	0	1	7
Cleveland, TN MSA	0	0	0	0	3	0	1	0	0	0	4
Jackson, TN MSA	0	0	0	0	1	1	0	1	0	0	3
Johnson City, TN MSA	0	0	0	0	1	0	1	1	0	0	3
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	0	1	0	1	1	0	0	3
Knoxville, TN MSA	0	0	0	2	3	4	6	2	0	0	17
Memphis, TN-MS-AR MSA	0	0	0	1	2	2	2	0	0	0	7
Morristown, TN MSA	0	0	0	0	0	0	1	1	0	0	2
Nashville-	0	0	0	2	5	9	9	5	1	1	32
Rural Tennessee	0	0	0	2	5	9	15	7	3	1	42
answered question											84
skipped question											5800

6. What is a reasonable turnaround time for a 1004 (Single-family detached) REO Appraisal with REO addendum?

Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	0	2	4	2	0	0	8
Clarksville, TN-KY MSA	0	0	1	4	2	0	0	7
Cleveland, TN MSA	0	0	1	3	1	0	0	5
Jackson, TN MSA	0	0	1	1	1	0	0	3
Johnson City, TN MSA	0	0	0	1	1	1	0	3
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	1	1	1	0	3
Knoxville, TN MSA	0	0	1	11	6	0	0	18
Memphis, TN-MS-AR MSA	0	0	3	3	0	0	0	6
Morristown, TN MSA	0	0	1	1	1	0	0	3
Nashville-	0	2	2	16	9	3	0	32
Rural Tennessee	0	1	2	15	19	3	0	40
						answered question		83
						skipped question		5801

7. What is your Customary and Reasonable fee for a 2055 (Exterior or "drive-by") appraisal?

Answer Options	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	1	5	1	0	0	0	0	0	0	7
Clarksville, TN-KY MSA	1	2	1	2	1	0	0	0	0	0	7
Cleveland, TN MSA	1	2	0	2	0	0	0	0	0	0	5
Jackson, TN MSA	0	1	2	0	0	0	0	0	0	0	3
Johnson City, TN MSA	0	0	4	0	0	0	0	0	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	4	0	0	0	0	0	0	0	4
Knoxville, TN MSA	1	6	3	10	1	0	0	0	0	0	21
Memphis, TN-MS-AR MSA	0	2	3	2	0	0	0	0	0	1	8
Morristown, TN MSA	0	0	1	1	0	0	0	0	0	0	2
Nashville-	1	5	13	13	2	0	2	0	0	0	36
Rural Tennessee	0	13	6	15	6	3	3	0	0	0	46
answered question											93
skipped question											5791

8. What is a reasonable turnaround time for a 2055 (Exterior or "drive-by") appraisal?

Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	4	1	3	0	0	0	8
Clarksville, TN-KY MSA	0	0	2	5	0	0	0	7
Cleveland, TN MSA	0	1	2	2	1	0	0	6
Jackson, TN MSA	0	0	2	1	0	0	0	3
Johnson City, TN MSA	0	0	0	3	1	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	3	1	0	0	4
Knoxville, TN MSA	0	0	7	14	0	0	1	22
Memphis, TN-MS-AR MSA	1	2	3	1	0	0	1	8
Morristown, TN MSA	0	0	0	2	0	0	0	2
Nashville-	0	2	8	24	2	0	0	36
Rural Tennessee	0	3	9	28	4	1	0	45
answered question								94
skipped question								5790

9. What is your Customary and Reasonable fee for a 1004C (Single Family Manufactured Housing) appraisal?											
Answer Options	\$175- \$250	\$251-\$300	\$301-\$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551-\$650	\$651- \$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	0	0	4	2	1	0	0	0	0	7
Clarksville, TN-KY MSA	0	0	1	0	0	2	0	0	0	1	4
Cleveland, TN MSA	0	0	0	4	1	0	0	0	0	0	5
Jackson, TN MSA	0	1	0	0	1	1	1	0	0	0	4
Johnson City, TN MSA	0	0	0	2	1	1	0	0	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	2	1	1	0	0	0	0	4
Knoxville, TN MSA	0	0	0	7	5	3	2	3	0	0	20
Memphis, TN-MS-AR MSA	0	0	0	2	1	1	1	0	0	1	6
Morristown, TN MSA	0	0	0	0	0	1	1	0	0	0	2
Nashville-	0	0	2	3	2	6	7	2	0	2	24
Rural Tennessee	0	0	1	8	15	8	6	5	1	1	45
answered question											76
skipped question											5808

10. What is a reasonable turnaround time for a 1004C (Single Family Manufactured Housing) appraisal?								
Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	1	3	1	2	0	0	7
Clarksville, TN-KY MSA	0	0	0	2	2	0	0	4
Cleveland, TN MSA	0	1	0	2	1	0	0	4
Jackson, TN MSA	0	0	1	1	1	0	0	3
Johnson City, TN MSA	0	0	0	2	2	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	2	2	0	0	4
Knoxville, TN MSA	0	0	2	14	4	0	0	20
Memphis, TN-MS-AR MSA	0	0	2	2	0	1	0	5
Morristown, TN MSA	0	1	0	1	1	0	0	3
Nashville-	0	2	1	11	7	2	1	24
Rural Tennessee	0	1	4	19	19	1	1	45
						answered question		76
						skipped question		5808

11. What is your Customary and Reasonable fee for a 1073 (Condominium) appraisal?

Answer Options	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	0	0	1	4	3	0	0	0	0	8
Clarksville, TN-KY MSA	0	0	1	1	3	1	0	0	1	0	7
Cleveland, TN MSA	0	0	0	1	2	0	0	0	0	0	3
Jackson, TN MSA	0	0	0	0	0	0	0	0	0	0	0
Johnson City, TN MSA	0	0	0	2	1	1	0	0	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	2	1	1	0	0	0	0	4
Knoxville, TN MSA	0	0	2	3	6	4	1	0	0	0	16
Memphis, TN-MS-AR MSA	1	0	0	1	3	1	1	1	0	0	8
Morristown, TN MSA	0	0	0	1	0	2	0	0	0	0	3
Nashville-	0	0	3	5	12	7	3	3	1	0	34
Rural Tennessee	0	0	2	4	4	7	7	3	2	0	29
answered question											78
skipped question											5806

12. What is a reasonable turnaround time for a 1073 (Condominium) appraisal?

Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	0	4	1	2	0	0	7
Clarksville, TN-KY MSA	0	0	1	4	2	0	0	7
Cleveland, TN MSA	0	0	1	2	0	0	0	3
Jackson, TN MSA	0	0	0	0	0	0	0	0
Johnson City, TN MSA	0	0	0	2	2	0	0	4
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	2	2	0	0	4
Knoxville, TN MSA	0	0	2	12	1	0	0	15
Memphis, TN-MS-AR MSA	0	1	1	5	0	0	0	7
Morristown, TN MSA	0	1	0	1	1	0	0	3
Nashville-	0	2	2	22	6	3	0	35
Rural Tennessee	0	1	4	9	14	1	0	29
						answered question	78	
						skipped question	5806	

13. What is your Customary and Reasonable fee for a 1025 (Small Residential Income Property - Duplex, Tri-Plex, or 4-Plex) appraisal?											
Answer Options	\$175- \$250	\$251-\$300	\$301-\$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551-\$650	\$651- \$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	0	0	0	0	2	2	3	0	0	7
Clarksville, TN-KY MSA	0	0	0	0	1	2	0	3	0	1	7
Cleveland, TN MSA	0	0	0	0	0	2	0	1	0	0	3
Jackson, TN MSA	0	0	0	0	0	1	0	0	1	0	2
Johnson City, TN MSA	0	0	0	0	0	0	0	0	0	1	1
Kingsport-Bristol-Bristol, TN- VA MSA	0	0	0	0	0	0	0	0	0	1	1
Knoxville, TN MSA	0	0	0	0	0	2	2	4	3	1	12
Memphis, TN-MS-AR MSA	0	0	0	0	0	1	1	2	3	1	8
Morristown, TN MSA	0	0	0	0	0	0	0	1	0	1	2
Nashville-	0	0	0	0	3	1	5	13	6	3	31
Rural Tennessee	0	0	0	0	2	2	5	5	5	9	28
answered question											71
skipped question											5813

14. What is a reasonable turnaround time for a 1025 (Small Residential Income Property - Duplex, Tri-Plex, or 4-Plex) appraisal?								
Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	0	2	3	2	0	0	7
Clarksville, TN-KY MSA	0	0	0	4	2	1	0	7
Cleveland, TN MSA	0	0	1	0	2	0	0	3
Jackson, TN MSA	0	0	0	2	1	0	0	3
Johnson City, TN MSA	0	0	0	0	1	0	0	1
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	0	1	0	0	1
Knoxville, TN MSA	0	0	0	4	7	0	0	11
Memphis, TN-MS-AR MSA	0	0	2	5	0	0	1	8
Morristown, TN MSA	0	0	0	0	2	0	0	2
Nashville-	0	1	0	11	14	5	0	31
Rural Tennessee	0	0	0	9	19	1	0	29
						answered question		71
						skipped question		5813

15. What is your Customary and Reasonable fee for a 2000 (Single-Family Field Review) appraisal?											
Answer Options	\$175- \$250	\$251-\$300	\$301-\$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551-\$650	\$651- \$750	\$751+	Response Count
Chattanooga, TN-GA MSA	0	2	3	0	0	0	1	1	0	0	7
Clarksville, TN-KY MSA	0	2	2	1	2	0	0	1	0	0	8
Cleveland, TN MSA	0	2	0	1	0	0	0	0	0	1	4
Jackson, TN MSA	0	0	0	2	0	0	0	0	0	0	2
Johnson City, TN MSA	0	0	1	0	0	1	0	0	0	0	2
Kingsport-Bristol-Bristol, TN- VA MSA	0	0	1	0	0	1	0	0	0	0	2
Knoxville, TN MSA	0	2	1	2	7	0	1	0	0	0	13
Memphis, TN-MS-AR MSA	0	1	0	1	2	1	0	1	0	0	6
Morristown, TN MSA	0	0	0	0	0	1	1	0	0	0	2
Nashville-	0	3	4	6	6	2	1	2	0	0	24
Rural Tennessee	0	5	2	5	6	7	2	3	1	0	31
answered question											64
skipped question											5820

16. What is a reasonable turnaround time for a 2000 (Single-Family Field Review) appraisal?								
Answer Options	24 hours	2 Business Days	3-4 Business Days	1 Week	2 Weeks	3-4 Weeks	5 Weeks or More	Response Count
Chattanooga, TN-GA MSA	0	2	1	2	2	0	0	7
Clarksville, TN-KY MSA	0	0	1	6	0	0	0	7
Cleveland, TN MSA	0	1	0	4	0	0	0	5
Jackson, TN MSA	0	0	2	0	0	0	0	2
Johnson City, TN MSA	0	0	0	0	2	0	0	2
Kingsport-Bristol-Bristol, TN-VA MSA	0	0	0	0	2	0	0	2
Knoxville, TN MSA	0	0	2	11	0	0	0	13
Memphis, TN-MS-AR MSA	0	0	2	3	1	0	0	6
Morristown, TN MSA	0	0	0	1	1	0	0	2
Davidson-Murfreesboro-Franklin, TN MSA	0	1	3	16	4	0	0	24
Rural Tennessee	0	0	4	16	10	1	0	31
						answered question		64
						skipped question		5820