

Q1: What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?

Answered: 32 Skipped: 3,444

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12.50% 1	0.00% 0	25.00% 2	0.00% 0	37.50% 3	25.00% 2	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	4.17% 1	4.17% 1	33.33% 8	25.00% 6	8.33% 2	25.00% 6	0.00% 0	0.00% 0	24
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	28.57% 2	14.29% 1	14.29% 1	28.57% 2	14.29% 1	7
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	18.18% 2	9.09% 1	18.18% 2	0.00% 0	54.55% 6	11

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Q2. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for Fannie Mae and Freddie Mac?

Answered: 32 Skipped: 3,444

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	12.50% 1	62.50% 5	25.00% 2	0.00% 0	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	24.00% 6	68.00% 17	8.00% 2	0.00% 0	0.00% 0	25
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	28.57% 2	71.43% 5	0.00% 0	0.00% 0	7
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	18.18% 2	45.45% 5	36.36% 4	0.00% 0	11

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Q3. What is your Customary and Reasonable fee for a 1004 (Single-family detached) appraisal for FHA?

Answered: 31 Skipped: 3,445

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12.50% 1	0.00% 0	37.50% 3	25.00% 2	25.00% 2	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	4.35% 1	0.00% 0	13.04% 3	26.09% 6	30.43% 7	21.74% 5	4.35% 1	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	28.57% 2	28.57% 2	14.29% 1	28.57% 2	7
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9.09% 1	9.09% 1	18.18% 2	63.64% 7	11

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Q4. What is a reasonable turnaround time for a 1004 (Single-family detached) appraisal for FHA?

Answered: 31 Skipped: 3,445

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	12.50% 1	0.00% 0	62.50% 5	25.00% 2	0.00% 0	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	16.67% 4	70.83% 17	12.50% 3	0.00% 0	0.00% 0	24
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	16.67% 1	83.33% 5	0.00% 0	0.00% 0	6
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	18.18% 2	45.45% 5	36.36% 4	0.00% 0	11

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Q5. What is your Customary and Reasonable fee for a 2055 (Exterior or “drive-by”) appraisal?

Answered: 28 Skipped: 3,448

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	16.67% 1	0.00% 0	16.67% 1	16.67% 1	0.00% 0	16.67% 1	33.33% 2	0.00% 0	6
Las Vegas-Paradise, NV MSA	0.00% 0	8.70% 2	13.04% 3	34.78% 8	13.04% 3	13.04% 3	17.39% 4	0.00% 0	0.00% 0	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 1	20.00% 1	0.00% 0	40.00% 2	20.00% 1	0.00% 0	5
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	16.67% 1	16.67% 1	16.67% 1	33.33% 2	6

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Q6: What is a reasonable turnaround time for a 2055 (Exterior or “drive-by”) appraisal?

Answered: 28 Skipped: 3,448

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	40.00% 2	40.00% 2	20.00% 1	0.00% 0	5
Las Vegas-Paradise, NV MSA	0.00% 0	4.35% 1	43.48% 10	52.17% 12	0.00% 0	0.00% 0	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	20.00% 1	40.00% 2	40.00% 2	0.00% 0	0.00% 0	5
Rural Nevada	0.00% 0	0.00% 0	14.29% 1	28.57% 2	14.29% 1	42.86% 3	0.00% 0	7

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Q7: What is your Customary and Reasonable fee for a 1004C (Single-family Manufactured Housing) appraisal?

Answered: 25 Skipped: 3,451

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14.29% 1	0.00% 0	14.29% 1	14.29% 1	42.86% 3	14.29% 1	7
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	21.05% 4	36.84% 7	10.53% 2	26.32% 5	5.26% 1	0.00% 0	19
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	40.00% 2	0.00% 0	40.00% 2	20.00% 1	5
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	20.00% 2	0.00% 0	20.00% 2	10.00% 1	50.00% 5	10

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Q8: What is a reasonable turnaround time for a 1004C (Single-family Manufactured Housing) appraisal?

Answered: 25 Skipped: 3,451

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	14.29% 1	57.14% 4	28.57% 2	0.00% 0	7
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	21.05% 4	63.16% 12	15.79% 3	0.00% 0	0.00% 0	19
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	33.33% 2	66.67% 4	0.00% 0	0.00% 0	6
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	20.00% 2	50.00% 5	30.00% 3	0.00% 0	10

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Q9. What is your Customary and Reasonable fee for a 1073 (Condominium) appraisal?

Answered: 31 Skipped: 3,445

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	0.00% 0	22.22% 2	44.44% 4	11.11% 1	11.11% 1	9
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	4.17% 1	4.17% 1	33.33% 8	20.83% 5	20.83% 5	16.67% 4	0.00% 0	0.00% 0	24
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14.29% 1	14.29% 1	57.14% 4	0.00% 0	14.29% 1	7
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14.29% 1	14.29% 1	71.43% 5	7

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Q10. What is a reasonable turnaround time for a 1073 (Condominium) appraisal?

Answered: 31 Skipped: 3,445

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	25.00% 2	50.00% 4	25.00% 2	0.00% 0	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	24.00% 6	68.00% 17	8.00% 2	0.00% 0	0.00% 0	25
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	42.86% 3	57.14% 4	0.00% 0	0.00% 0	7
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	14.29% 1	42.86% 3	42.86% 3	0.00% 0	7

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Q11. What is your Customary and Reasonable fee for a 1025 (Small Residential Income Property - Duplex, Tri-Plex, or 4-Plex) appraisal?

Answered: 28 Skipped: 3,448

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	83.33% 5	6
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8.70% 2	39.13% 9	26.09% 6	26.09% 6	23
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 5	5
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	10.00% 1	90.00% 9	10

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Q12. What is a reasonable turnaround time for a 1025 (Small Residential Income Property - Duplex, Tri-Plex, or 4-Plex) appraisal?

Answered: 28 Skipped: 3,448

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	42.86% 3	57.14% 4	0.00% 0	7
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	9.52% 2	47.62% 10	42.86% 9	0.00% 0	0.00% 0	21
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 4	33.33% 2	0.00% 0	6
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	10.00% 1	30.00% 3	60.00% 6	0.00% 0	10

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Q13. What is your Customary and Reasonable fee for a 2000 (Single-family Field Review) appraisal?

Answered: 20 Skipped: 3,456

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	33.33% 1	3
Las Vegas-Paradise, NV MSA	0.00% 0	5.56% 1	11.11% 2	16.67% 3	50.00% 9	0.00% 0	0.00% 0	5.56% 1	11.11% 2	0.00% 0	18
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	50.00% 2	0.00% 0	25.00% 1	4
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	50.00% 3	33.33% 2	6

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Q14. What is a reasonable turnaround time for a 2000 (Single-family Field Review) appraisal?

Answered: 20 Skipped: 3,456

	24 HOURS	2 BUSINESS DAYS	3-4 BUSINESS DAYS	1 WEEK	2 WEEKS	3-4 WEEKS	5 WEEKS OR MORE	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	0.00% 0	3
Las Vegas-Paradise, NV MSA	0.00% 0	11.11% 2	33.33% 6	50.00% 9	5.56% 1	0.00% 0	0.00% 0	18
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	50.00% 2	25.00% 1	25.00% 1	0.00% 0	4
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	16.67% 1	50.00% 3	33.33% 2	0.00% 0	6

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Q15. What is your Customary and Reasonable fee for a 1004D Appraisal Update?

Answered: 28 Skipped: 3,448

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	20.00% 1	0.00% 0	60.00% 3	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	5
Las Vegas-Paradise, NV MSA	52.17% 12	26.09% 6	0.00% 0	17.39% 4	0.00% 0	4.35% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	20.00% 1	0.00% 0	60.00% 3	0.00% 0	0.00% 0	0.00% 0	20.00% 1	0.00% 0	0.00% 0	5
Rural Nevada	0.00% 0	37.50% 3	25.00% 2	0.00% 0	0.00% 0	0.00% 0	12.50% 1	12.50% 1	12.50% 1	0.00% 0	8

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Q16. What is your Customary and Reasonable fee for a 1004D Certification of Completion?

Answered: 28 Skipped: 3,448

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	50.00% 3	0.00% 0	33.33% 2	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6
Las Vegas-Paradise, NV MSA	86.36% 19	4.55% 1	0.00% 0	9.09% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	22
Reno-Sparks, NV MSA	50.00% 3	0.00% 0	16.67% 1	33.33% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6
Rural Nevada	33.33% 3	33.33% 3	11.11% 1	11.11% 1	0.00% 0	0.00% 0	11.11% 1	0.00% 0	0.00% 0	0.00% 0	9

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Q17. What is your Customary and Reasonable fee for a Catastrophic Disaster Area Inspection Report (CDAIR)?

Answered: 7 Skipped: 3,469

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1
Las Vegas-Paradise, NV MSA	16.67% 1	16.67% 1	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 3	6
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 3	3

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Q18. If you've reviewed the new 1004 "Desktop" form introduced by Fannie Mae and Freddie Mac in 2020, what is a reasonable fee for this type of assignment?

Answered: 9 Skipped: 3,467

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2
Las Vegas-Paradise, NV MSA	0.00% 0	12.50% 1	0.00% 0	0.00% 0	75.00% 6	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12.50% 1	8
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2

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Q19. If you've reviewed the new 1004 "Hybrid" form introduced by Fannie Mae and Freddie Mac in 2020, what is a reasonable fee for this type of assignment?

Answered: 9 Skipped: 3,467

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	25.00% 2	0.00% 0	50.00% 4	12.50% 1	0.00% 0	0.00% 0	0.00% 0	12.50% 1	8
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 1	2
Rural Nevada	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 1	1

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Q20. What is the average number of appraisals you complete per month?

Answered: 32 Skipped: 3,444

ANSWER CHOICES	RESPONSES	
Less than 10	15.63%	5
11-15	15.63%	5
16-20	18.75%	6
21-25	6.25%	2
26-30	9.38%	3
31-35	9.38%	3
Over 35	25.00%	8
TOTAL		32

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Q21. Do you have any trainee appraisers?

Answered: 32 Skipped: 3,444

ANSWER CHOICES	RESPONSES	
No	81.25%	26
Yes, just one	15.63%	5
Yes, more than one	3.13%	1
TOTAL		32

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Q22. Do you have any administrative assistants?

Answered: 32 Skipped: 3,444

ANSWER CHOICES	RESPONSES	
No	59.38%	19
Yes, just one	25.00%	8
Yes, more than one	15.63%	5
TOTAL		32

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