

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

Answered: 35 Skipped: 3,393

	\$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	12.50% 1	0.00% 0	25.00% 2	12.50% 1	12.50% 1	12.50% 1	0.00% 0	25.00% 2	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	3.85% 1	15.38% 4	23.08% 6	15.38% 4	11.54% 3	15.38% 4	15.38% 4	0.00% 0	26
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	14.29% 1	0.00% 0	28.57% 2	14.29% 1	14.29% 1	14.29% 1	0.00% 0	14.29% 1	7
Rural Nevada	0.00% 0	0.00% 0	5.88% 1	0.00% 0	0.00% 0	5.88% 1	17.65% 3	17.65% 3	23.53% 4	29.41% 5	17

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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: 35 Skipped: 3,393

	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	11.11% 1	11.11% 1	44.44% 4	33.33% 3	0.00% 0	0.00% 0	9
Las Vegas-Paradise, NV MSA	0.00% 0	7.69% 2	38.46% 10	50.00% 13	3.85% 1	0.00% 0	0.00% 0	26
Reno-Sparks, NV MSA	0.00% 0	11.11% 1	33.33% 3	22.22% 2	33.33% 3	0.00% 0	0.00% 0	9
Rural Nevada	0.00% 0	6.25% 1	0.00% 0	68.75% 11	18.75% 3	6.25% 1	0.00% 0	16

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

Answered: 33 Skipped: 3,395

	\$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	12.50% 1	0.00% 0	0.00% 0	37.50% 3	0.00% 0	12.50% 1	25.00% 2	12.50% 1	8
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	0.00% 0	4.17% 1	20.83% 5	16.67% 4	16.67% 4	25.00% 6	16.67% 4	0.00% 0	24
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	12.50% 1	0.00% 0	0.00% 0	37.50% 3	0.00% 0	12.50% 1	25.00% 2	12.50% 1	8
Rural Nevada	0.00% 0	0.00% 0	6.67% 1	0.00% 0	0.00% 0	0.00% 0	20.00% 3	20.00% 3	13.33% 2	40.00% 6	15

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

Answered: 33 Skipped: 3,395

	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	11.11% 1	22.22% 2	44.44% 4	22.22% 2	0.00% 0	0.00% 0	9
Las Vegas-Paradise, NV MSA	0.00% 0	8.70% 2	26.09% 6	60.87% 14	4.35% 1	0.00% 0	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	12.50% 1	25.00% 2	37.50% 3	25.00% 2	0.00% 0	0.00% 0	8
Rural Nevada	0.00% 0	6.67% 1	0.00% 0	60.00% 9	26.67% 4	6.67% 1	0.00% 0	15

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

Answered: 33 Skipped: 3,395

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	11.11% 1	0.00% 0	0.00% 0	33.33% 3	0.00% 0	11.11% 1	11.11% 1	11.11% 1	11.11% 1	11.11% 1	9
Las Vegas-Paradise, NV MSA	4.00% 1	20.00% 5	16.00% 4	8.00% 2	16.00% 4	12.00% 3	12.00% 3	12.00% 3	0.00% 0	0.00% 0	25
Reno-Sparks, NV MSA	11.11% 1	0.00% 0	11.11% 1	22.22% 2	11.11% 1	11.11% 1	11.11% 1	0.00% 0	11.11% 1	11.11% 1	9
Rural Nevada	8.33% 1	0.00% 0	0.00% 0	8.33% 1	8.33% 1	33.33% 4	16.67% 2	0.00% 0	8.33% 1	16.67% 2	12

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

Answered: 33 Skipped: 3,395

	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	11.11% 1	33.33% 3	22.22% 2	33.33% 3	0.00% 0	0.00% 0	9
Las Vegas-Paradise, NV MSA	0.00% 0	16.00% 4	52.00% 13	28.00% 7	4.00% 1	0.00% 0	0.00% 0	25
Reno-Sparks, NV MSA	0.00% 0	11.11% 1	44.44% 4	11.11% 1	33.33% 3	0.00% 0	0.00% 0	9
Rural Nevada	0.00% 0	8.33% 1	16.67% 2	50.00% 6	25.00% 3	0.00% 0	0.00% 0	12

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## Q7. What is your Customary and Reasonable fee for a 1004C (Single Family Manufactured Housing) appraisal?

Answered: 30 Skipped: 3,398

	\$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	11.11% 1	0.00% 0	11.11% 1	22.22% 2	0.00% 0	22.22% 2	11.11% 1	22.22% 2	9
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	0.00% 0	4.55% 1	18.18% 4	18.18% 4	18.18% 4	22.73% 5	18.18% 4	0.00% 0	22
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	12.50% 1	0.00% 0	12.50% 1	12.50% 1	0.00% 0	25.00% 2	12.50% 1	25.00% 2	8
Rural Nevada	0.00% 0	0.00% 0	7.14% 1	0.00% 0	0.00% 0	7.14% 1	21.43% 3	14.29% 2	21.43% 3	28.57% 4	14

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## Q8. What is a reasonable turnaround time for a 1004C (Single Family Manufactured Housing) appraisal?

Answered: 30 Skipped: 3,398

	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	11.11% 1	11.11% 1	44.44% 4	33.33% 3	0.00% 0	0.00% 0	9
Las Vegas-Paradise, NV MSA	0.00% 0	9.09% 2	31.82% 7	54.55% 12	4.55% 1	0.00% 0	0.00% 0	22
Reno-Sparks, NV MSA	0.00% 0	12.50% 1	25.00% 2	25.00% 2	37.50% 3	0.00% 0	0.00% 0	8
Rural Nevada	0.00% 0	6.67% 1	0.00% 0	53.33% 8	33.33% 5	6.67% 1	0.00% 0	15

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

Answered: 29 Skipped: 3,399

	\$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	14.29% 1	0.00% 0	14.29% 1	14.29% 1	0.00% 0	14.29% 1	28.57% 2	14.29% 1	7
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	8.70% 2	17.39% 4	13.04% 3	8.70% 2	13.04% 3	13.04% 3	26.09% 6	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	12.50% 1	0.00% 0	12.50% 1	25.00% 2	0.00% 0	12.50% 1	25.00% 2	12.50% 1	8
Rural Nevada	0.00% 0	0.00% 0	10.00% 1	0.00% 0	10.00% 1	10.00% 1	10.00% 1	10.00% 1	10.00% 1	40.00% 4	10

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

Answered: 31 Skipped: 3,397

	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	14.29% 1	14.29% 1	42.86% 3	28.57% 2	0.00% 0	0.00% 0	7
Las Vegas-Paradise, NV MSA	0.00% 0	8.00% 2	36.00% 9	52.00% 13	4.00% 1	0.00% 0	0.00% 0	25
Reno-Sparks, NV MSA	0.00% 0	11.11% 1	33.33% 3	33.33% 3	22.22% 2	0.00% 0	0.00% 0	9
Rural Nevada	0.00% 0	9.09% 1	0.00% 0	63.64% 7	18.18% 2	0.00% 0	9.09% 1	11

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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: 30 Skipped: 3,398

	\$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	10.00% 1	0.00% 0	0.00% 0	0.00% 0	10.00% 1	10.00% 1	30.00% 3	40.00% 4	10
Las Vegas-Paradise, NV MSA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4.55% 1	13.64% 3	13.64% 3	22.73% 5	45.45% 10	22
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	11.11% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	11.11% 1	22.22% 2	55.56% 5	9
Rural Nevada	0.00% 0	0.00% 0	7.14% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14.29% 2	14.29% 2	64.29% 9	14

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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: 30 Skipped: 3,398

	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	11.11% 1	0.00% 0	44.44% 4	44.44% 4	0.00% 0	0.00% 0	9
Las Vegas-Paradise, NV MSA	0.00% 0	4.35% 1	13.04% 3	60.87% 14	17.39% 4	4.35% 1	0.00% 0	23
Reno-Sparks, NV MSA	0.00% 0	11.11% 1	0.00% 0	44.44% 4	44.44% 4	0.00% 0	0.00% 0	9
Rural Nevada	0.00% 0	7.69% 1	0.00% 0	38.46% 5	46.15% 6	0.00% 0	7.69% 1	13

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

Answered: 21 Skipped: 3,407

	\$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	33.33% 2	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	33.33% 2	16.67% 1	6
Las Vegas-Paradise, NV MSA	0.00% 0	11.76% 2	17.65% 3	11.76% 2	5.88% 1	17.65% 3	11.76% 2	5.88% 1	5.88% 1	11.76% 2	17
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	33.33% 2	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	33.33% 2	16.67% 1	6
Rural Nevada	0.00% 0	0.00% 0	20.00% 2	0.00% 0	0.00% 0	10.00% 1	30.00% 3	10.00% 1	20.00% 2	10.00% 1	10

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

Answered: 21 Skipped: 3,407

	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	33.33% 2	16.67% 1	33.33% 2	16.67% 1	0.00% 0	6
Las Vegas-Paradise, NV MSA	0.00% 0	5.88% 1	47.06% 8	35.29% 6	11.76% 2	0.00% 0	0.00% 0	17
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	40.00% 2	20.00% 1	20.00% 1	20.00% 1	0.00% 0	5
Rural Nevada	0.00% 0	0.00% 0	20.00% 2	50.00% 5	20.00% 2	10.00% 1	0.00% 0	10

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

Answered: 30 Skipped: 3,398

	\$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% 4	12.50% 1	25.00% 2	0.00% 0	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8
Las Vegas-Paradise, NV MSA	73.91% 17	13.04% 3	8.70% 2	0.00% 0	0.00% 0	4.35% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	23
Reno-Sparks, NV MSA	37.50% 3	25.00% 2	25.00% 2	0.00% 0	0.00% 0	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8
Rural Nevada	41.67% 5	25.00% 3	8.33% 1	8.33% 1	0.00% 0	16.67% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	12

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

Answered: 32 Skipped: 3,396

	\$175-\$250	\$251-\$300	\$301-\$350	\$351-\$400	\$401-\$450	\$451-\$500	\$501-\$550	\$551-\$650	\$651-\$750	\$751+	TOTAL
Carson City, NV MSA	75.00% 6	12.50% 1	12.50% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	8
Las Vegas-Paradise, NV MSA	91.67% 22	4.17% 1	0.00% 0	0.00% 0	0.00% 0	4.17% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	24
Reno-Sparks, NV MSA	77.78% 7	0.00% 0	22.22% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	9
Rural Nevada	64.29% 9	21.43% 3	7.14% 1	0.00% 0	7.14% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	14

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

Answered: 10 Skipped: 3,418

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

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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: 15 Skipped: 3,413

	\$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	33.33% 1	33.33% 1	0.00% 0	0.00% 0	33.33% 1	3
Las Vegas-Paradise, NV MSA	7.69% 1	23.08% 3	7.69% 1	30.77% 4	7.69% 1	7.69% 1	15.38% 2	0.00% 0	0.00% 0	0.00% 0	13
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0	25.00% 1	4
Rural Nevada	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	40.00% 2	5

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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: 13 Skipped: 3,415

	\$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	75.00% 3	0.00% 0	0.00% 0	25.00% 1	4
Las Vegas-Paradise, NV MSA	10.00% 1	10.00% 1	20.00% 2	20.00% 2	10.00% 1	0.00% 0	20.00% 2	10.00% 1	0.00% 0	0.00% 0	10
Reno-Sparks, NV MSA	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 2	0.00% 0	0.00% 0	25.00% 1	4
Rural Nevada	0.00% 0	0.00% 0	20.00% 1	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00% 1	0.00% 0	40.00% 2	5

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

Answered: 35 Skipped: 3,393

ANSWER CHOICES	RESPONSES	
Less than 10	8.57%	3
11-15	28.57%	10
16-20	8.57%	3
21-25	28.57%	10
26-30	14.29%	5
31-35	5.71%	2
Over 35	5.71%	2
TOTAL		35

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## Q21. Do you have any trainee appraisers?

Answered: 34 Skipped: 3,394

ANSWER CHOICES	RESPONSES	
No	76.47%	26
Yes, just one	23.53%	8
Yes, more than one	0.00%	0
TOTAL		34

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## Q22. Do you have any administrative assistants?

Answered: 35 Skipped: 3,393

ANSWER CHOICES	RESPONSES	
No	71.43%	25
Yes, just one	20.00%	7
Yes, more than one	8.57%	3
TOTAL		35

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