

Welcome to the Agents and Homeowners page

I want to personally welcome you and thank you for visiting my website and considering me for your appraisal, inspection or sketching services.

The first thing I want to tell you is that like all appraisers I am required to keep all files for at least 5 years so your reports will be available for review anytime during that time.

The second thing I would like to do is introduce you to some of our services that were designed especially for owners and agents.

The Sketch Report: this report is especially good for agents who want to be sure that their listings show correct square footage. It will include an exterior sketch of the house, covered patios and outbuildings. All this plus pictures, plat map or flood maps. \$75.00

The Curbside Landlord Inspection: This report is good for the absentee owner who wants an unbiased look at his rental property along with pictures and descriptions of conditions of visible areas. \$25.00

The Interior Landlord Inspection: This report is good for any landlord who needs an unbiased look at the entire property with at least 6 pictures of the property and general assessment of the condition and problems noted. It also has a section for the tenant to communicate without that awkward face to face situation. This is also a great way to document a move in or out condition. \$50.00

The Comp Search: This service is for an owner or agent who feels that the appraisal they received somewhere else is not reflecting the best comps in the area. This report will have the MLS and/or public record for any available sales in the area that appear to be appropriate. No review of the appraisal is included nor is any comments on values. \$25.00

The Desk Review: This takes the The Comp Search to the next level and includes a desktop only review of the appraisal; it may include extra comparables if warranted. I also give my opinion as to the quality of the appraisal, data and the value given in the report. For more complex properties or rural areas this report may prove inadequate. \$100.00

The Field Review: This takes the desk review to the next level and adds a curbside viewing of the subject, previous appraisals comparables and any prospective better comparables. \$200.00-\$250.00

The Interior Field Review: This takes the review all the way to adding an interior inspection of the subject and measuring of the house. \$300.00+

The Desk Appraisal: This service allows an owner to get an unbiased opinion of the value of his single family residence based on a desk reviewing of public records and MLS as available. \$75.00

The Curbside Appraisal: This appraisal is based on a review of the MLS and public records of your house and a curbside inspection of your house and the most comparable properties. It includes pictures of your house and the comps, an area map and plat map of the subject. This report is similar to the desk appraisal. It allows for more thorough analysis and gives significantly more information. \$200.00

The Interior Appraisal: this is the best report for your house and will include the sketch of the improvements, pictures of the subject and comps, plat map, flood maps, public record readout on your property. This is the best for most non-lending uses such as estates, divorces, bankruptcy and personal information. \$350.00+

Due to the laws that govern appraisers and lenders, the lenders must order appraisals and appraisal reviews directly from the appraiser. The reports will then be made to lending standards and formats.

The fees quoted are for more standard properties and not all reports are good for all properties. Therefore it is recommended that you speak to me before ordering anything of your property is rural, custom or otherwise unusual. The fees are for the general Antelope Valley area but services are available elsewhere for added fees. Please see service area page ([press here](#))