

INTEGRATE ASSETS

2026 APPRAISAL FEE SCHEDULE

TN • MS • AR | Residential • General Purpose • REO • Relocation • Land • Commercial • Agricultural

AppraiserMcDonald.com
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48-hour turnaround after inspection • Local market expertise • Modern field technology. LiDAR scanning, iPad-based field tools & streamlined digital workflows support efficient inspections, revisions & delivery, with drone capability available when appropriate. Fees shown are starting points for standard assignments throughout the Memphis MSA & tri-state TN / MS / AR market; final pricing reflects complexity, location, acreage, intended use & scope.

APPRAISAL SERVICES

Assignment	Fee	Typical Scope
RESIDENTIAL - UAD 3.6		
Basic Residential	\$700+	Standard 1-unit residential appraisal
Condominium	\$800+	Condominium assignment
2-4 Unit / Income	\$900+	2-4 unit or income-producing residential analysis
Manufactured Home	\$900+	Manufactured housing assignment
REO / Distressed	\$800+	REO, foreclosure or distressed residential assignment
New Construction	\$800+	Proposed / new construction residential appraisal
Completion / Final	\$250+	Completion certification / final inspection
Appraisal Review	\$500+	Desk / field review; complexity may increase fee
OTHER RESIDENTIAL / SPECIALTY		
General Purpose Residential	\$600+	Estate, probate, divorce, tax appeal, private use & other GP assignments
Exterior / Drive-By	\$500+	Exterior-only assignment when permitted by client / scope
Hybrid Appraisal	\$400+	Hybrid assignment using qualifying third-party property data
ERC / Relocation Appraisal	\$900+	Relocation / ERC assignment
LAND / COMMERCIAL / AGRICULTURAL		
Land - Small / Typical Site	\$700+	Vacant residential land / small acreage
Commercial Property	\$1,000+	Office, retail, industrial / warehouse, mixed-use & small multifamily; under \$250,000
Agricultural / Rural Property	\$1,000+	Farm, acreage & improved rural property; generally under \$1,000,000

RURAL / OUTLYING AREAS

Generally add \$100+ for rural locations, extended travel, limited comparable data or atypical acreage.

COMPLEX / LARGE PROPERTIES

Large or unusual homes, multiple ADUs, pools, barns, workshops, extensive acreage, extra amenities or complex income analysis are quoted individually. Drone capability available when appropriate.

Fee Guide: Fees are not contingent upon the appraised value or outcome. Commercial & agricultural assignments are quoted according to complexity, intended use, property type & scope and are accepted only within applicable credential limits. Payment terms may vary by client & assignment.

GLENN McDONALD II • REALTOR® & REAL ESTATE APPRAISER

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