

Micronesian Appraisal Associates, Inc.

Fee Schedule (Guam only)

Effective October 16, 2023

Type of Property	Fee By Type of Report	
	Form	Narrative
<u>Single Family Residential</u>		
<2,500 sf; Non-complex	\$895	\$1,500 & up
2,500 sf to 3,500 sf; Non-complex	\$1,200	\$2,000 & up
>3,500 sf; Non-complex	\$1,800 & up	\$2,500 & up
Complex	By Quotation	By Quotation
<u>Vacant Land</u>		
House lot	\$800	\$1,500 & up
"Complex"	\$1,800 & up	\$2,500 & up
Other	\$2,200 & up	\$2,500 & up
<u>Multi-Family Residential</u>		
Duplex	\$1,500 & up	\$2,600
Triplex and Fourplex	By Quotation	By Quotation
>4 Units	N/A	\$2,800 + \$50/unit + \$500/each unit type
<u>Condominium Unit</u>		
<2,500 sf; Non-complex	\$895	\$1,500 & up
>2,500 sf; Non-complex	\$1,500 & up	\$2,500 & up
Complex	By Quotation	By Quotation
<u>Industrial</u>		
Small and/or "Non-complex"	N/A	\$4,000
Large and/or "Complex"	N/A	\$4,000 & up
<u>Commercial</u>		
Small and/or "Non-complex"	N/A	\$4,000
Large and/or "Complex"	N/A	\$4,000 & up
<u>Hotel/Resort</u>		
Motel, Hotel, Resort	N/A	By quotation
<u>Feasibility Studies</u>		
Financial Analysis, Market Analysis, Feasibility Studies	N/A	By quotation
<u>Consultation</u>		
Available on hourly basis		\$175 to \$225 per hour
<u>Additional Appraisal Copies</u>		
	<u>Residential</u>	<u>Commercial</u>
Original	\$50	\$100
Photocopy	\$25	\$50
<u>Other Fees</u>		
Distance Fee (Along and South of Routes 17, 2A, and 5)	\$75	Additional
Supplemental Rental Analysis	\$200	
Supplemental Net Operating Income Analysis	\$200	
Limited Scope Appraisal (Non-foreclosure)	\$895	
Foreclosure: Single Family, Condominium Unit, Multi-Family	See Fees Above	(interior access)
Single Family, Condominium Unit, Multi-Family: Exterior Only	See Fees Above	(no interior access)
Rush Delivery Guarantee (up to 5 working days)	\$300	for residential, commercial by quote
Recertification of Value (Field Inspection)	\$500	[1]
Satisfactory Completion	\$200	
Updated Appraisal	Case By Case	[2]
Residential Rental Value Appraisal: Starting At	\$600	
Residential Appraisal Review: Desk Review	\$700	
Residential Appraisal Review: Field Review	\$950	
Missed Appointment Fee	\$100 each	
VA Appraisals	Current fees posted on VA Website	

1088 Army Drive, Suite 202

Barrigada, Guam 96913

Telephone 671 646 0234; Facsimile 671 646 0233

www.valuepacific.net

[1] "A Recertification of Value is performed to confirm whether or not the conditions of an appraisal have been met. A recertification of value does not change the effective date of the value opinion". Uniform Standards of Professional Appraisal Practice, Statement 7.

[2] "...when a client sees a more current value or analysis of a property that was the subject of a prior assignment, this is not an extension of that prior assignment that was already completed - it is simply a new assignment." Uniform Standards of Professional Appraisal Practice, Statement 7.