



801.260.2828
(Weber/Davis/Salt Lake/Utah County)
435.657.9630
(Park City/Heber)
www.aspenappraising.com

Full Comprehensive Appraisal

- ❖ 3 or more sold comparables + 2 active or under contract comparables
- ❖ 12 photos: front, back, side, main rooms & street
- ❖ Accurate sq. ft. measurements + sketch of property
- ❖ Typically 30-60 minutes on property
- ❖ 3-4 business days return turnaround (rush orders available)

Desktop Appraisal

- ❖ 3 or more sold comparables + 2 active or under contract comparables
- ❖ No photos
- ❖ No driving to property
- ❖ No measurements or sketch of property (rely on MLS or use past appraisals; if neither exist, use tax records)
- ❖ Use of a shorter, abbreviated form for appraisal report
- ❖ 2 – 3 business days return turnaround (rush orders available)

Drive By Appraisal

- ❖ 3 or more sold comparables + 2 active or under contract comparables
- ❖ 3 photos: front, side & street (no photos inside)
- ❖ Client gives appraiser the condition of house (if available)
- ❖ No measurements or sketch of property (rely on MLS or use past appraisals; if neither exist, use tax records)
- ❖ Appraiser does not set foot on property, but obtains info and photos from the street
- ❖ 3 – 4 business days turnaround (rush orders available)

Measurements + Sketch

- ❖ Accurate sq. ft. measurements + sketch of property
- ❖ Typically 20-45 minutes on property
- ❖ No comparables
- ❖ No comments
- ❖ 12 photos: front, back, side, main rooms & street
- ❖ 2 – 3 business days return turnaround (rush orders available)

