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Comments:

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Gentlemen: You can get a shade tree mechanic to work on your car for less but you don't get high confidence that the work is done right. Shade tree mechanics don't have the equipment to work on newer cars. Appraisers who will drive 60, 70, Or even 100 miles to do an appraisal for \$200 are like shade tree mechanics. They don't need much to cover their costs and they don't have time or money to keep up with training or technology but they can fill in the blanks that the AMCs look at. The AMCs don't care as long as they can get the appraisal for as cheap as possible. I am a professional. I have been appraising for 40 years and have owned my business for 35 years. During that time I have trained well over 20 appraisers, many are current appraisers with their own business turning out quality work. THERE IS NO WAY I CAN AFFORD TO TRAIN AN APPRAISER IN TODAYS MARKET. As much as I don't especially care to tie my fees to something like VA fees, something has to be done or there will no longer be competent appraisers to carry on a very important part of the underwriting function in the home lending industry. In my area, the VA pays \$400. So do my non AMC clients. A \$400 fee including all of the additions and requirements of lenders is about a 12% increase in fees since 1992. Inflation in appraisal fees is 2/3 of 1% per year. The industry cannot survive on that. Thanks Joseph B. Benes SRA Real Estate Appraiser