



Commercial Technical Reviews

Commercial I – \$325*

Typical:

- Office Buildings (under 50,000 SF)
- Retail (under 30,000 SF)
- Industrial (under 100,000 SF)
- Medical with no going concern value
- Vacant Land
- Apartment Buildings (100 units or less)
- Funeral Homes
- Veterinary Clinics
- Cemeteries
- Special use or special event facilities

Commercial II – \$475*

- Subdivision analysis with aspects to be valued other than vacant developed lots; such as lots plus:
 - Additional excess land
 - Land and improvements
 - Partially improved lots (not all infrastructure in place)
 - Common areas that also need to be valued, etc.
- Any property with primary improvements, but also includes excess land as a component
- Large tracts of land with only ancillary or specialty improvements
- Assisted living facilities or any medical with going concern value
- Convenience stores
- Office 50,000+SF / Retail 30,000+ SF / Industrial 100,000+ SF
- Golf courses
- Conservation easements
- Any properties with two uses involved
- Hotels with less than 80 rooms
- Apartment Buildings with more than 100 units
- Funeral Homes plus crematoriums, cemeteries, etc.

Commercial III – \$550*

- Investment grade office buildings (Institutional buyer such as a pension fund / most likely urban setting)
- Hotels with more than 80 rooms
- Contaminated property
- Any multiple use property with more than two uses involved

**Fees are subject to change based on complexity.*