



APPRAISAL GROUP, INC

REAL ESTATE APPRAISERS AND CONSULTANTS

Quality ■ Experience ■ Solutions

Who We Are

We are a real estate appraisal company with solid principles, experience, and a commitment to perform evaluations in a timely, courteous, and efficient manner.

Our foundation

- ▲ Honesty, integrity, respect, commitment and professionalism are the core values of our company.
- ▲ We value our clients, listen to their needs, and encourage open communication.
- ▲ We embrace challenges and deliver high quality reports.

Common problems with appraisal reports

Errors: The amount of time spent identifying and resolving errors can cost businesses time and money. Our appraisal reports go through a rigorous review process, ensuring that errors are corrected before reports are sent to the client.

Time delays: Few things can hinder a loan closing more than a delayed appraisal. When clients engage us for an assignment, we commit to the deadline and we work with clients to ensure the timeframe in which the appraisal should be completed is met.

Overall poor quality: Lack of quality and consistency can lead to dissatisfied clients and frustration for both the appraiser and the client. We communicate regularly with clients to make sure clients' needs are met and they receive the quality they expect.

What makes us unique

We are engaged from the very beginning.

As soon as a client contacts us, they have our full attention. We approach each assignment focused and committed to providing our clients with the best possible reports and analyses. We analyze each factor and don't take shortcuts, holding ourselves fully accountable for our work.

We work with you.

By encouraging open communication, we work with our clients to clarify the scope of work so we can produce the best results. Our clients' business is important to us and we go above and beyond to ensure our clients are satisfied with our reports.

We take pride in our service.

With exceptional service, we are able to reassure clients that their project is a priority. We are proactive by providing regular updates on assignments and immediately notifying clients of any problems or obstacles we encounter. We act professionally and take our jobs seriously.

We guarantee quality.

Our extensive experience in real estate appraisal allows us to deliver accurate and current reports. Our internal review process ensures that any errors found are corrected before reports are sent to clients. We stay informed with market changes, maintain an extensive library of resources, and our appraisers attend courses each year to stay updated on their appraisal education.



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What We Do

Formed in 1979, we have provided commercial and residential appraisal services for over 30 years. We serve the needs of a broad spectrum of clients concerned with the valuation and/or evaluation of interests in real estate.

Our services

Commercial appraisals:

Complete appraisals, annual revaluations, appraisal review, portfolio valuation

Consultation and Advisory:

Tax assessment analysis, litigation valuation, investment analysis, zoning analysis

Farm & Estate Valuation:

Agriculture and Silviculture, executive class property, conservation easements

Real Estate market services:

Sales and marketing analysis, lease and contract analysis, easement acquisition

Real estate research:

Highest and best use studies, land use inventory and analysis, competition studies, feasibility and market studies, market reconnaissance studies

Residential appraisals:

Single family, multifamily, subdivision, relocation, FHA & VHDA appraisals, lot & land appraisals

Service area

With offices in Charlottesville and Richmond, we pride ourselves in being geographically competent. We have appraised properties all over Virginia, from Berryville to Danville to Tappahannock. Our coverage area includes central and northern Virginia, and we also offer extended service areas.

Properties

We have developed a vast portfolio of various types of properties. Some of the more complex properties we have appraised include:

Recycling Center in Fluvanna	UVA Pavilions & Faculty housing in Charlottesville
67,000 +/- SF cold storage facility in Winchester	1200 +/- acre state park in Albemarle
Federal Courthouse in Rockingham	Utility pipeline in Buckingham
Utility Pipeline in Goochland	New detention center in Farmville
275,000 +/- SF industrial building in Hanover	Age restricted subdivision in Orange
Infill Subdivision in Richmond	611 acres of land in Culpeper
173 acre nursery in Orange	Historic preservation easements in Gainesville
500+ acre vineyard in Goochland	Several proposed apartment complexes, mixed use buildings, & proposed Class A apartment building in Richmond
Mobile home park in Chesterfield	

Appraisal Group, Inc., is one of the most recognized real estate appraisal firms in Central Virginia. Our clientele includes major law firms, financial institutions, City, County, State, and Federal Government agencies, private investors, corporations and non-profit organizations.



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