

## BPO vs. Appraisal Compare and Contrast

Compare	Contrast		
	Feature	BPO	Appraisal
Comps 3 sold 3 active	Cost	\$30-\$120	\$250-\$400
Adjustments	Turn Time	1 - 4 days	1 - 2 weeks
features	Disclosure	limited	high disclosure
appreciate/depreciate	Title Search	abbreviated	full title search
Opinion of price/value	Measurements	Rare/Verification purposes	Required
Inspect property	Inspection	3 levels	Interior
Inspect neighborhood		Desktop	
Analysis of neighborhood and market		Drive By	
Use of public/tax records		Interior	
RE License required	Approaches	Sales Comparison	Sales, Cost, Income Cap
Certification encouraged		Result Price Opinion	Result Value
Sales Comparison methodology			