

Real Estate Appraiser Cheat Sheet 2026

The night-before summary, built like the exam.

110 Questions	4h Time limit	75 (scaled) Passing score
\$105 Exam fee	AQB / Appraisal Foundat... Governing body	

Fast-reference facts and rules for the National Uniform Licensing/Certification Examination administered under The Appraisal Foundation.

Exam At-a-Glance

- Questions: 110 scored questions.
- Passing score: 75 (scaled) — you need at least a scaled score of 75, not a raw 75%.
- Exam fee: approximately \$105 USD.

Scaled Score — Don't Confuse It With Percentage

The passing standard of 75 is a scaled score. Because scaling adjusts for differences in form difficulty, the number of raw questions you must answer correctly can shift slightly from one exam form to another. Treat 75 scaled as the target, and aim comfortably above it on practice tests to build a safety margin.

Budgeting for the Exam

- Plan the ~\$105 exam fee into your total licensing cost. This is the exam sitting fee only — state application, background-check, and education fees are separate and vary by jurisdiction.
- A retake means paying the ~\$105 fee again, so preparation that gets you over the 75 scaled bar on the first attempt is the cheapest path.

Pacing Strategy for 110 Questions

- With 110 scored questions, budget your time evenly and flag hard items to revisit rather than stalling.
- Unanswered items cannot earn credit toward your scaled score — answer every question, even if you must guess, since there is no advantage to leaving blanks.

Must-Remember Rules

- Target = 75 scaled · Volume = 110 scored questions · Cost = ~\$105.
- Verify state-specific requirements separately — the exam is uniform nationally, but licensing prerequisites are set per state.

Official sources

- Pennsylvania State Board of Certified Real Estate Appraisers — General Appraiser Licensure Snapshot: <https://www.pa.gov/agencies/dos/departments-and-offices/bpoa/boards-commissions/certified-real-estate-appraisers/certified-general-appraiser-snapshot>
- The Appraisal Foundation — National Uniform Licensing and Certification Examination: <https://appraisalfoundation.org/pages/national-uniform-licensing-and-certification-examination>
- AQB / Appraisal Foundation — Real Estate Appraiser National Uniform Exam: <https://www.appraisalfoundation.org/>

Free practice questions for this exam: www.everyexamprep.com/exams/real-estate-appraiser-exam/practice-test