



# Appraisal Reconsideration of Value

\*\*\*Please Read Instructions Completely prior to submitting the value appeal\*\*\*

<b>Date Submitted</b>		<b>Loan #</b>	
<b>Client Name</b>		<b>Submitted By</b>	
<b>Property Address</b>		<b>City/State</b>	
<b>Borrower Name</b>		<b>Sale/Refinance</b>	

Upload the completed form – along with all supporting documentation to the Appraisal Order located on the Consolidated Tracking System or email to customerservice@ca-usa.com

*\*The client must provide the following items within 30 days of receiving the completed appraisal report.*

## Acceptable Reconsideration of Value:

NO MORE than 3 confirmed comparable sales -Comparable sales are defined as:

- Closed sales within the subject’s defined market area.
- Closed sales no more than 90 days BEFORE the effective date of the appraisal.
- Closed sales within similar distance or closer than the closed sales used in the grid of the appraisal report.
- Closed sales with comparable room count, square footage, or other significant amenities such as lot size, pool, upgrades to the kitchen and bath.

## Unacceptable Reconsideration of Value:

- One or more of the above instructions was not followed.
- Do not suggest values, past values, estimates of value or values of any kind. **Do not submit past appraisals or any part of a past appraisal.**
- Since multiple reconsideration requests are perceived as an attempt to influence the appraiser’s value, Consolidated Analytics will allow this process only once. Do not resubmit a previous Reconsideration of Value.
- Do not dispute adjustments- adjustments are based on the market’s reaction to a comparable feature. This opinion is derived from the appraiser’s research and data within the market area.

**Summary of the Appeal – Please provide commentary explaining the basis of your appeal in the following box.**

## Comparable Property Information for Review

### Alternate Comparable Sale #1

Property Address		City	
Sale Price		Date of Sale	
Square Footage		Year Built	
Site Area		Data Source/MLS #	
Additional Features / Comments			

### Alternate Comparable Sale #2

Property Address		City	
Sale Price		Date of Sale	
Square Footage		Year Built	
Site Area		Data Source/MLS #	
Additional Features / Comments			

### Alternate Comparable Sale #3

Property Address		City	
Sale Price		Date of Sale	
Square Footage		Year Built	
Site Area		Data Source/MLS #	
Additional Features / Comments			