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### Request for Value Reconsideration

**Property Address:** \_\_\_\_\_ **Borrower:** \_\_\_\_\_

**Person requesting value reconsideration:** \_\_\_\_\_

**Contact email:** \_\_\_\_\_

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**Please provide the rationale for this request for a value reconsideration following these guidelines:**

**GUIDELINES:**

- **Offer additional appropriate comparable sales, or data regarding the appraisal report, and cite your source(s).**
  - a. **Additional comparables should have closed within the last 3 months from the effective date of the appraisal. (Sales closed after the effective date will not be considered.)**
  - b. **Additional comparables should be within 1 mile, within 20% of subject's GLA, and within 10 years of the subject's effective age.**  
*\*If any parameters need to be extended on the above, comparables should not have larger variances or be older than the comparables originally provided in the appraisal report.*
  - c. **Double check your comparables' addresses – often times, the appraiser has already included them.**
  - d. **NOTE: Pending, Contingent or Active Listing comparables will not be considered.**
- **Do not offer opinions, or any estimate values, unless corrections and/or omissions need to be made.**
- **Avoid giving value conclusions, final dollar amount, or a range of values which you desire based on the new sales data you may be offering. This is considered influence under AIR guidelines and will not be provided to appraiser.**
- **AVM or BPO values, from any source, will not be considered. This may include Zillow, Yahoo, or any other online based program which offers instant estimated values.**
- **You may be asked to redraft this Value Reconsideration, if Guidelines are not followed.**

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**1. Additional comparables for review (No more than 3 will be considered)**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**2. There is an error or omission on the appraisal report for the subject property that when corrected may alter the opinion of value set by the appraiser:**