

Date: [Insert Date]

To: [Appraiser Name or Lending Institution Name]

From: [Your Name]

Property Address: [Insert Full Property Address]

Appraisal File Number: [Insert File Number]

Original Appraised Value: [Insert Original Value]

Subject: Formal Request for Reconsideration of Value (ROV)

Dear [Appraiser Name or Contact Person],

I am writing to formally request a reconsideration of the appraised value for the property located at [Property Address]. After reviewing the appraisal report dated [Report Date], I believe there are objective data points and comparable sales that may lead to a more accurate valuation of the property.

Specifically, I would like to bring the following items to your attention for review:

1. Additional Comparable Sales (Comps):

The following sales were not included in the original report but are similar in proximity, size, and condition to the subject property:

- [Comp Address 1]: Sold for \$[Price] on [Date]. Distance: [X] miles.
- [Comp Address 2]: Sold for \$[Price] on [Date]. Distance: [X] miles.
- [Comp Address 3]: Sold for \$[Price] on [Date]. Distance: [X] miles.

2. Discrepancies in Property Characteristics:

I believe there may be inaccuracies regarding the following details in the report:

- [Example: Square footage calculation appears to exclude the finished basement/attic.]
- [Example: Recent upgrades such as the new roof/HVAC/kitchen remodel were not fully accounted for.]
- [Example: Number of bedrooms or bathrooms is incorrectly listed.]

3. Market Conditions/Adjustments:

[Insert any comments regarding specific neighborhood trends or adjustments made to the original comps that you believe require further analysis.]

Attached to this letter, please find supporting documentation including [List Attachments: e.g., receipts for renovations, floor plans, or MLS sheets].

Thank you for your time and for taking these additional factors into consideration. I look forward to your updated assessment.

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Phone Number]

[Your Email Address]