APPRAISAL QUESTIONS FOR THE LENDER'S REVIEW

1847 Laurel Creek Dr

Springfield, SC 29000 · Conventional loan

Example Buyer, Borrower
Example Realty
Example Agent
(555) 010-0100 · agent@example.com
July 28, 2026

To Example Lending, loan officer and appraisal reviewer

BORROWER	REQUESTED BY	LENDER
Example Buyer	Example Buyer, Borrower, prepared with the assistance of Example Agent, Example Realty	Example Lending
APPRAISAL FILE #	**APPRAISER**	**EFFECTIVE DATE**
SAMPLE-1847	A. Example, Certified Residential Appraiser, Example Appraisal Services	07/22/2026
REPORT DATE		
07/25/2026		

CONTRACT PRICE	APPRAISED VALUE	DIFFERENCE	VALUE REQUESTED
$215,000	$200,000	$15,000	$215,000

IN BRIEF

We ask the appraiser to consider two recorded sales nearby that sold above the contract price, and to explain why the stated $500-per-year age rate was applied to Comparable 2 but not to Comparables 3 and 4.

The one-page request to the appraiser is attached, and this is the borrower's single reconsideration request on this appraisal. The questions below come from the report's own figures, for you to decide whether to send them to the appraiser.

The report's adjusted sales (page 2)

COMP	ADDRESS	SALE DATE	NET / GROSS ADJ.	ADJUSTED PRICE	WEIGHT GIVEN
1	116 Sweetgum Way	05/2026	+0.8% / 0.8%	$204,600	Support
2	2205 Ashby Ridge Rd	03/2026	+1.1% / 4.9%	$198,600	Most
3	48 Cotton Mill Ln	10/2025	+7.8% / 7.8%	$203,800	Support
4	3310 Pine Hollow Ct	01/2026	-4.7% / 4.7%	$184,800	Most
5	**1921 Laurel Creek Dr**	**06/2026**	**-0.4% / 0.4%**	**$206,700**	**None**

Page 2 states the adjusted sales range from $184,800 to $206,700, with most weight on Comparables 2 and 4.

1 Age adjustments on Comparables 3 and 4

Age is adjusted at $500 per year on Comparable 2, but the older Comparables 3 and 4 show no age adjustment.

Page 2 states that age was adjusted at $500 per year where warranted. Comparable 2 is 21 years old against the subject's 14, and its +$3,500 adjustment is exactly 7 years at that rate.

Comparable 4 is 31 years old, 17 years older than the subject, and Comparable 3 is 38, which is 24 years older. Both show 0 on the age line with no comment. Comparable 4 carries most weight.

At the report's own $500 per year, the age adjustment would be **+$8,500** for Comparable 4 and + $12,000 for Comparable 3, rather than 0.

QUESTION FOR THE APPRAISER

Please explain why the age adjustment was not applied to Comparables 3 and 4, or apply the stated rate to both.

2 Weight given to Comparable 5 on the subject's street

Comparable 5 has the lowest net and gross adjustments in the grid and sits on the subject's street, yet it receives no weight.

> *"Comparable 5 is a recent sale on the subject's street; however, it was a quick sale and is given no weight."* (page 2)

The grid shows Comparable 5 at 0.40 miles, sold 06/2026, with the same room count, site size, condition and quality as the subject. Its only adjustment is -$800 for living area, 0.4% net and gross.

The stated reason is that it "was a quick sale"; the grid shows 12 days on market (MLS #26-1377). Page 1 reports stable values and a market in balance, and the grid lists Comparable 5 as an arm's-length sale with no adjustment for sale type (page 2). By contrast, Comparable 3, with 7.8% net and gross adjustments, is still used as support (page 2).

The report adjusts Comparable 5 to **$206,700**, the highest adjusted price in the grid and above the $200,000 final figure.

QUESTION FOR THE APPRAISER

Please explain how the 12-day marketing period makes Comparable 5 less reliable, or give it weight in the reconciliation.

3 Two recorded sales nearby for consideration

County deed records show two nearby 3-bedroom, 2-bath sales that closed before the effective date, each within 40 sq ft of the subject.

- 212 Briar Hollow Ln: closed 06/14/2026 for $221,500, 0.6 miles away, 1,560 sq ft, built 2010
- 87 Tupelo Bend: closed 05/02/2026 for $218,000, 0.9 miles away, 1,480 sq ft, built 2014

Both are closer than Comparables 2 and 3, at 1.30 and 4.02 miles (page 2), and both closed after Comparables 2, 3 and 4. The living area, bed and bath counts are county figures and should be verified.

Each differs from the subject by 40 sq ft of living area, a **$1,600** adjustment at the report's $40 per sq ft, and both sold above the $215,000 contract price.

QUESTION FOR THE APPRAISER

Please consider 212 Briar Hollow Ln and 87 Tupelo Bend as comparable sales.

4 How the cost approach figure was weighed

The cost approach figure is $218,400, close to the contract price, yet page 4 calls it supportive of a $200,000 conclusion.

> *"The cost approach is given minimal weight and is supportive of the value conclusion."* (page 4)

Page 4 develops the cost approach at $218,400, which is $3,400 above the $215,000 contract price. The sales comparison figure and the final figure are both $200,000.

QUESTION FOR THE APPRAISER

Please explain how the $218,400 cost approach figure supports the $200,000 conclusion, or reconsider the weight it receives.

5 The basis stated for weighting Comparables 2 and 4

Both sales given most weight are larger than the subject, so together they do not bracket its 1,520 sq ft of living area.

> *"Most weight was given to Comparables 2 and 4, which bracket the subject's size..."* (page 2)

The subject has 1,520 sq ft. Comparable 2 has 1,610 sq ft and Comparable 4 has 1,750 sq ft, so both are larger. Comparable 5, at 1,540 sq ft, is the closest in size.

Comparable 4 also has a different layout from the subject's, with 4 bedrooms and 8 rooms against the subject's 3 and 7. Its $184,800 adjusted price is the lowest in the grid.

Comparable 4 is 230 sq ft larger than the subject, the widest size difference of any sale, and it carries most weight.

QUESTION FOR THE APPRAISER

Please explain how Comparables 2 and 4 were chosen for most weight, given that both are larger than the subject.

We ask that the appraiser consider the two recorded sales and the questions above, and reconsider the value at or near the $215,000 contract price.

Thank you for reviewing these questions.

Sincerely,

Example Agent
Buyer's Agent
Example Realty
(555) 010-0100 · agent@example.com

ATTACHMENTS

Exhibit A: Appraisal report, File # SAMPLE-1847, effective 07/22/2026
Page numbers refer to the appraisal report PDF.

This request was prepared by the requester named above, using figures from the appraisal report and information the requester provided. It is not an appraisal, an appraisal review, or an opinion of value. It asks the appraiser to consider additional information, explain the basis for the value, or correct errors, as federal rules permit (12 CFR 1026.42). It is submitted through the borrower's lender, and the appraiser alone decides whether to change the value.