



APPRAISAL REBUTTAL FORM

Please submit the following for an appraisal rebuttal:

- Completely fill out the rebuttal form.
- A maximum of 3 confirmed closed sales may be included on the rebuttal form. If available, please include the MLS listing numbers and/ or the MLS listing sheets.
- Comparable sales must:
 - Not already be included as a comparable in the appraisal report.
 - Have closed on or before the effective date of the appraisal.
 - Have closed within 90 days prior to the effective date of the appraisal or within the range of the oldest comparable sale already included in the appraisal report; whichever is greater.
 - Be within a similar distance or closer than the comparable sales already included in the appraisal report.
 - Be of a similar size to the subject property or the comparable sales already included in the appraisal report.
- If you are seeking a correction to the appraisal not related to the Opinion of Value, please submit all documentation (i.e., public records, MLS listings, etc.) in support of the requested correction.
- Please note that rebuttal requests must be submitted no later than 30 days after the effective date of the appraisal report. Any rebuttals received more than 30 days after the effective date of the appraisal will not be considered.

Common occurrences that will prevent a rebuttal from being requested. Please read below and adhere to the following requirements:

- Do not include any reference to a suggested value or range of value on the rebuttal form.
- Do not include more than three closed sales on the rebuttal form. First Look Appraisals will disregard any sales included on the rebuttal form in excess of three.
- Do not submit multiple rebuttal requests. Multiple requests may be viewed as an attempt to influence an appraiser and therefore, such requests will not be considered.
- Due to current legislation and Appraiser Independence Requirements we cannot provide a review on a rebuttal.



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Please complete ALL fields and upload to the [Mercury Network website](#) with supporting documentation.

Helpful Videos: [How to request a revision](#) & [How to attach documents](#)

Requested by:

Email:

Appraisal Property Address:

Transaction Type: Purchase : Refinance :

Comparable #1

Property Address:

Listing #:

Sales/Listing Price:

Sold Date:

Proximity to Subject:

Comparable #2

Property Address:

Listing #:

Sales/Listing Price:

Sold Date:

Proximity to Subject:

Comparable #3

Property Address:

Listing #:

Sales/Listing Price:

Sold Date:

Proximity to Subject: