

COMMERCIAL REBUTTAL FORM

Requested By (Name and Company)

Requester Email Address

Date of Your Request

Appraisal File Number

Requester Phone Number

Appraisal Property Address

City, state, ZIP

County

Details:

Do you believe the Appraisal Report is?

Overvalued? Undervalued? Flawed? Other

1. Would you like the appraiser to consider additional factors/features pertaining to the subject property that you feel may not have been considered in the appraisal?
2. Do you disagree with any portion of the 3 approaches to value: Cost Approach, Sales Comparison Approach, or Income Approach? Cost Approach elements include land s valuation, estimate of cost to build, and depreciation. Sales Comparison Approach elements include the comparable sales chosen, and the adjustments applied to each sale to bring them in line with subject attributes. Income Approach elements include items such as estimated rent(s), vacancy rate, expenses, and capitalization rate.