



Value Reconsideration Procedure

Nationwide Property & Appraisal Services understands that valuation opinions from licensed appraisers are subjective. In addition we understand that there will be instances where pertinent factual data may have been overlooked or misinterpreted. Whatever the cause, Nationwide Property & Appraisal Services in accordance with state and federal Laws has developed a step by step procedure to address the concerns of lenders and borrowers when it comes to the valuation opinion of real estate.

Parties interested in disputing an appraised value must follow the necessary procedures as laid out by Nationwide in compliance with state and federal Appraiser Independence rules and regulations. Our procedures are as follows.

- A “Appraisal Reconsideration Form” is distributed to any party requesting a value reconsideration.
- Once completed and submitted this form is reviewed internally by our trained staff.
- After internal review, if the data presented by the requestor is deemed to have merit a request to the appraiser will be made to address the facts presented.
- The appraiser then has two choices
 - Stand by his/her original valuation opinion and explain why.
 - Adjust his/her original valuation opinion based on the review of the facts presented by the requestor and deliver an amended/revised report back to Nationwide.

In all cases it is the presence of **factual data** that determines if an amendment on value is warranted not the undue influence of the requestor.