Valuation form for Commercial Property

PROPERTY OWNER

NAME OF PERSON IN POSSESSION

TAN:

NIS:
DESCRIPTON OF LAND

Survey Plan No. ___________________________  Block/Parcel No.: ___________________________

Area of Site: ____________________________________________________________

Location: __________________________________ Configuration: ______________________

Topography: _____________________________________________________________

Distance From: 
Public Road: ____________________________________________________________

Main Road: ______________________________________________________________

Nearest Town: ____________________________________________________________

Public Schools __________________________________________________________

Describe access __________________________________________________________

NORTH: _________________________________________________________________

SOUTH: _________________________________________________________________

EAST: _________________________________________________________________

WEST: _________________________________________________________________

DESCRIPTON OF BUILDINGS

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

______________________________________________________________

No. of storeys: _________________________________________________________

Workmanship:

Excellent: [ ]  Very good: [ ]  Good: [ ]  Fair: [ ]

Poor: [ ]  Very Poor: [ ]
Photo of building to be enclosed in this document

Services

Electricity ____________________________ Water ____________________________

Water storage ____________________________ Air conditioning ____________________________

Telephone ____________________________ Sewage Disposal ____________________________

Other ____________________________

Rainwater Disposal

Gutters ____________________________ Down pipe ____________________________

Storm drains ____________________________

State of Repair:

Excellent: [ ] Very good: [ ] Good: [ ] Fair: [ ]

Poor: [ ] Very Poor: [ ]

Area of building: ____________________________

Age of Building: ____________________________

Defects noted

______________________________

______________________________

______________________________

Zoning: ____________________________

Present Use of the property: ____________________________

Nature of Property: Industrial/Commercial/Agricultural/Mixed

Other ____________________________

Use of adjacent properties: ____________________________

Value of Properties in Area/development
AREA ANALYSIS

__________________________

__________________________

__________________________

METHODS OF VALUATION:

Income__________________________

Sales Comparison__________________________

Cost__________________________

Other:__________________________

OPEN MARKET VALUE OF PROPERTY: ____________________________

DATE OF VALUATION & SITE VISIT: ____________________________ DATE OF REPORT: ____________________________

NAME OF VALUATION SURVEYOR (PRINT): ____________________________

NIS #__________________________ Accreditation /Reg.#__________________________

Mailing Address__________________________

Certification by Valuation Surveyor

I hereby certify that the above valuation was carried out in accordance with internationally recognised valuation practices and standards, and that the value of the interest stated above is fair and truly representative of current market trends and conditions.

SIGNATURE:__________________________

Declaration by Property Owner/occupier

I hereby declare that I have understood the purpose of the above valuation and that I may be called by the Inland Revenue Department to assist during the review process of this valuation. I further declare the I am in general agreement with the value stated by the Valuation Surveyor and that I have made no attempt to unduly influence the outcome of this valuation.

SIGNATURE OF PROPERTY OWNER__________________________

NIS #__________________________ Mailing Address ____________________________

NB: The Valuations Surveyor completing this form must be a member of the Local Association or other approved accredited institute.