

## Property Valuation The Five Methods

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There are five main methods used when conducting a property evaluation: the comparison, profits, residual, contractors and that of the investment. A property valuer can use one of more of these methods when calculating the market or rental value of a property. The most prominent and preferred method to use is the comparison methods, as it's directly linked to current market transactions.

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For designing this report several methods are followed by the practitioners the most popular among them are the following five methods. Valuation of the Assets The number of assets the company or business, either it is tangible or intangible, needs to be recorded in a proper document with its intrinsic values.

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UK valuation methods. In the United Kingdom, valuation methodology has traditionally been classified into five methods: 1. Comparative method. Used for most types of property where there is good evidence of previous sales. This is analogous to the sales comparison approach outlined above. 2. Investment method, also known as hardcore. Used for ...

**Real estate appraisal - Wikipedia**

12.5 Application of the method to property investments, including holding period and exit yield 251 12.6 DCF method compared with 'traditional' property valuation methods 257 12.7 'Short-cut' freehold DCF valuations 259 12.8 Leasehold DCF valuations 260 12.9 Combining the methods in a single valuation appraisal: block income.

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