

# Sample Local Property Tax Valuer Report

To be read in conjunction with the SCSi Local Property Tax Guidance Notes on Residential Property Valuations for Practitioners

Client: \_\_\_\_\_

Date: \_\_\_\_\_

Address of Property: \_\_\_\_\_

\_\_\_\_\_

## Description of Property:

Is the Property: new  second-hand

Is the Property: detached  semi-detached  bungalow  apartment  terrace

Parking Facilities: garage  off-street  paid car park  free car park  on-street

Are there outbuildings (inc. garage)? Yes  No

Front Garden: Yes  No

Back Garden: Yes  No

House/Apt Size (sqm): \_\_\_\_\_

Site size: \_\_\_\_\_

Further Information:

## Services:

Is the Property serviced by the following?

Electricity/Gas: Yes  No

Well /mains water: Yes  No

Oil/Solid Fuel: Yes  No

Group Water Scheme: Yes  No

Further Information:

## Condition of Property:

Internal Condition: Good  Fair  Poor

External Condition: Good  Fair  Poor

Further Information:

## Recent Local Comparables

Address	Type	Size	Price	Date	Source

Rationale

## Valuation

Chargeable Value:

We are of good opinion that the Chargeable Value of the freehold/ long leasehold interest in the subject property with full vacant possession throughout, as at dd/mm/yyyy subject to the assumptions and comments in this Report and the Appendices is:

€ (figures) \_\_\_\_\_

(words) \_\_\_\_\_

€ \_\_\_\_\_, \_\_\_\_\_ - € \_\_\_\_\_, \_\_\_\_\_

LPT TAX BAND \_\_\_\_\_

Signature of Valuer: \_\_\_\_\_

Valuation Date: \_\_\_\_\_

Name of Valuer: \_\_\_\_\_

Valuer Qualifications: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

### DISCLAIMER (not to be included on letter to be sent to client)

This sample valuation form are intended as a general template only to assist suitably qualified valuation practitioners to comply with the requirement for providing Local Property Tax valuations. SCSi/RICS makes no representation as to its suitability to any particular situation or set of circumstances. The practitioner shall need to exercise their own skill and judgment to form a view as to their suitability to a given situation and will need to tailor their report as they see fit in each case. It is recommended that special care is taken to ensure statements describing the scope and depth of inspection and investigations and the attendant valuation assumptions referred to within the terms of engagement are consistent with corresponding statements made within the valuation report itself.