

## **VALUATION REPORT FARMS**

- 1. PURPOSE OF VALUATION**
- 2. DATE OF INSPECTION**
- 3. DATE OF VALUATION**
- 4. METHOD OF VALUATION**
- 5. OWNER AND HIS CONTACT DETAILS**
- 6. DESCRIPTION OF PROPERTY ACCORDING TO TITLE DEED**
- 7. TOTAL EXTENT OF SUBJECT PROPERTY**
- 8. EXTENT TO BE VALUED**
- 9. DATE ACQUIRED BY OWNER**
- 10. PRICE PAID**
- 11. BONDS REGISTERED AGAINST SUBJECT PROPERTY**
- 12. SERVITUTES AND OTHER REGISTERED RIGHTS**
- 13. UNREGISTERED RIGHTS**
- 14. LOCATION AND PHYSICAL ASPECTS**
- 15. SERVICES AVAILABLE**
- 16. RAINFALL, CLIMATE, TOPOGRAPY AND TYPE OF SOIL**
- 17. CARRYING CAPACITY/ YIELD**
- 18. FARMING ACTIVITIES PRACTICED**
- 19. WATER SUPPLY**
- 20. IRRIGATION**
- 21. OTHER CULTIVATED AND/ OR ARABLE LAND AND/ OR DRY LAND**
- 22. SUMMARY OF LAND**
- 23. TREES**
- 24. PUBLIC ROADS AND RAILWAY LINES OVER THE SUBJECT PROPERTY**
- 25. ZONING**
- 26. POSSIBILITIES FOR SUBDIVISION**

- 27. MUNICIPAL VALUATION AND DATE THEREOF
- 28. IMPROVEMENTS
- 29. GENERAL
- 30. MARKET RESEARCH
- 32. DISCUSSION OF TRANSACTIONS
- 31. ANALYSIS OF TRANSACTIONS
- 32. VALUATION CALCULATION
- 33. SUMMARY OF VALUES
- 34. CERTIFICATE