

Summary of Value Conclusion

Client Name: John Doe

Property Address: 123 Main St, Springfield

Date of Report: 2024-06-18

Report Reference: VAL-2024-1024

Purpose of Valuation

The purpose of this report is to provide an independent assessment of the market value of the subject property as of the effective date of valuation, for financing and internal decision-making purposes.

Property Description

The property comprises a 2-storey detached residential dwelling situated on a 6,000 sq ft lot. Primary improvements include a 4-bedroom, 3-bathroom home built in 2012 with an attached garage.

Summary of Value Approaches

Sales Comparison Approach:

\$725,000

Cost Approach:

\$715,000

Income Approach:

Not applicable

Final Value Conclusion

After considering the relevant market data and the physical characteristics of the subject property, the final concluded market value as of 2024-06-17 is as follows:

\$725,000

Signature

Jane Smith, Licensed Appraiser

Important Notes

- This document provides a summary only; supporting data and analysis are available upon request.
- The value conclusion is subject to the assumptions and limiting conditions stated in the full report.
- Intended use and users are outlined in the main body of the valuation report.
- This value is effective as of the stated date only.