

SAINT CHRISTOPHER AND NEVIS INLAND REVENUE DEPARTMENT

RESIDENTIAL PROPERTY APPRAISAL



PV-001/R v1

SECTION 1 - OWNER / REPRESENTATIVE

TAXPAYER NO.:

OWNER FIRST NAME: MIDDLE NAMES:

OWNER LAST NAME:

ENTERPRISE NAME:

REPRESENTATIVE:

SECTION 2 - PROPERTY IDENTIFICATION AND GENERAL DETAILS

PROPERTY NO.: VALUATION AREA: SOUTH EAST PENINSULA

STREET ADDRESS:

LOCATION:

PARISH: ST. GEORGE (SK) ISLAND: ST. CHRISTOPHER

CADASTRAL NO.: LAT.: LONG.:

LEGAL DESCRIPTION:

TITLE REFERENCE: VOLUME / BOOK: FOLIO:

OCCUPANT TYPE: VACANT

APPRAISAL PURPOSE: ESTIMATE MARKET VALUE OTHER:

APPRAISAL USE: PROPERTY TAX

PROPERTY RIGHTS: DEED INTEREST: PARTIAL HOLDING

CAVEAT ON TITLE: YES NO

EXISTING USE: BEST USE:

SECTION 3 - SITE AND SITE IMPROVEMENTS

DIMENSIONS: X DIMENSION UNIT: Mi

AREA: AREA UNIT: Mi²

SOURCE:

IMPROVEMENT TYPE: CUSTOM BUILT LAND GRADIENT: MEDIUM SLOPE (5° - 9°)

TOPOGRAPHY:

CONFIGURATION:

ZONING: RESIDENTIAL ZONE COMPLIANCE: NO ZONING

ZONE CONFORMING: YES NO

CONFORMING NOTE:

EASEMENTS:	<input type="checkbox"/> UTILITY	<input type="checkbox"/> ACCESS	<input type="checkbox"/> OTHER	<input type="text"/>
UTILITIES:	<input type="checkbox"/> PHONE	<input type="checkbox"/> SANITARY SEWER	<input type="checkbox"/> SEPTIC SYSTEM	<input type="checkbox"/> WATER
	<input type="checkbox"/> ELECTRICITY	<input type="checkbox"/> CABLEVISION	<input type="checkbox"/> OTHER	<input type="text"/>
FEATURES:	<input type="checkbox"/> PAVED ROAD	<input type="checkbox"/> SIDEWALK	<input type="checkbox"/> STREET LIGHTS	<input type="checkbox"/> GRAVEL ROAD
	<input type="checkbox"/> CURBS	<input type="checkbox"/> LANE	<input type="checkbox"/> OTHER	<input type="text"/>
DRIVEWAY:	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> MUTUAL	<input type="checkbox"/> DOUBLE	<input type="checkbox"/> SINGLE
	<input type="checkbox"/> NONE	<input type="checkbox"/> LANE	<input type="checkbox"/> OTHER	<input type="text"/>
PARKING:	<input type="checkbox"/> GARAGE	<input type="checkbox"/> CARPORT	<input type="checkbox"/> STREET	<input type="checkbox"/> DRIVEWAY
	<input type="checkbox"/> NONE	<input type="checkbox"/> OTHER	<input type="text"/>	
LANDSCAPING:	EXCELLENT			
SECURITY:	<input type="checkbox"/> CAMERA	<input type="checkbox"/> GRILLS	<input type="checkbox"/> WINDOWS	<input type="checkbox"/> FENCED
	<input type="checkbox"/> GATES	<input type="checkbox"/> AUTO GATES		
FENCING:	<input type="checkbox"/> CONCRETE WALL	<input type="checkbox"/> CHAIN LINK	<input type="checkbox"/> OTHER	<input type="text"/>

SECTION 4 - STRUCTURE AND IMPROVEMENTS

PROPERTY NO.:

CONSTRUCTION COMPLETE: YES NO PERCENT COMPLETE:

STRUCTURE AGE: N/A REMAINING LIFE: N/A EFFECTIVE AGE: N/A

PROPERTY CLASS: N/A

PROPERTY TYPE: N/A

DESIGN STYLE: N/A

LEVEL: N/A N/A N/A N/A N/A N/A

LEVEL AREA: 0

ROOM TYPES	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0
	<input type="text"/> N/A	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	0

INTERIOR DOORS: FLUSH RAISED PANEL GLAZED FRAMED AND PANELLED
 WIRE GAUGED SWING SLIDING METAL COVERED
 LOUVERED RAISED PANEL OTHER

GENERAL INTERIOR DOORS CONDITION N/A

EXTERIOR DOORS: ALUMINUM RAISED PANEL METAL CLAD COLLAPSIBLE STEEL
 GLASS SLIDING FIBERGLASS PLASTIC FRAMED AND PANELLED
 HOLLOW METAL GLAZED PVC BATTENED AND LEDGED
 WIRE GAUGED OTHER

GENERAL EXTERIOR DOORS CONDITION N/A

WINDOWS: ARCHED AWNING BAY BOW
 CASEMENT DOUBLE HUNG JALOUSIE PICTURE
 SINGLE HUNG ROUND CIRCLE SKYLIGHT SLIDING
 TRANSOM GLASS BLOCK OTHER

GENERAL WINDOWS CONDITION N/A

ROOF DESIGN: A-FRAME BONNET BOX GABLE BUTTERFLY
 COMBINATION DORMER FLAT GABLE AND VALLEY
 GABLE GAMBREL HIP HIP AND VALLEY
 MANSARD SHED OTHER

ROOF MATERIAL: GALVANIZE CONCRETE CLAY TILES CONCRETE TILES
 METAL ROOFING SLATE WOOD SHINGLES ASPHALT SHINGLES
 WOOD SLATE OTHER

GENERAL ROOF CONDITION N/A

EXTERIOR FINISH: WOOD STONE CONCRETE TERRACOTTA TILE
 FACING BRICK PLASTER VINYL SIDING DECORATIVE STONE
 METAL SIDING OTHER

GENERAL EXTERIOR FINISH CONDITION N/A

INTERIOR WALLS: WOOD STONE CONCRETE STUCCO WALL COATINGS
 TILE CLADDING PLASTER CERAMIC TILE DRY WALL
 OTHER

GENERAL INTERIOR WALLS CONDITION N/A

SECTION 4 - STRUCTURE AND IMPROVEMENTS - CONTINUED

PROPERTY NO.:

FLOORING:	<input type="checkbox"/> CARPET	<input type="checkbox"/> SOFTWOOD	<input type="checkbox"/> HARDWOOD	<input type="checkbox"/> STONE
	<input type="checkbox"/> MARBLE	<input type="checkbox"/> TERRAZO	<input type="checkbox"/> VINYL TILE	<input type="checkbox"/> CERAMIC TILE
	<input type="checkbox"/> SHEET VINYL	<input type="checkbox"/> OTHER <input type="text"/>		

GENERAL FLOORING CONDITION: N/A

BUILT-INS / EXTRAS:	<input type="checkbox"/> CENTRAL AIR	<input type="checkbox"/> FIREPLACE	<input type="checkbox"/> SKYLIGHTS	<input type="checkbox"/> SWIMMING POOL
	<input type="checkbox"/> SAUNA	<input type="checkbox"/> AIR CLEANER	<input type="checkbox"/> WATER TANK	<input type="checkbox"/> GARBAGE DISPOSAL
	<input type="checkbox"/> OTHER <input type="text"/>			

EXTRAS CONDITION:

FOUNDATION WALLS:	<input type="checkbox"/> CONCRETE SLAB	<input type="checkbox"/> STONE	<input type="checkbox"/> BRICK	<input type="checkbox"/> POURED CONCRETE
	<input type="checkbox"/> CONCRETE BLOCK	<input type="checkbox"/> WOOD	<input type="checkbox"/> OTHER <input type="text"/>	

FOUNDATION CONDITION: N/A

PLUMBING LINES:	<input type="checkbox"/> GALVANIZED	<input type="checkbox"/> PVC	<input type="checkbox"/> COPPER
	<input type="checkbox"/> OTHER <input type="text"/>		

PLUMBING LINES CONDITION: N/A

ELECTRICIAL:	<input type="checkbox"/> FUSES	<input type="checkbox"/> BREAKERS	<input type="checkbox"/> COPPER
	<input type="checkbox"/> OTHER <input type="text"/>		

ELECTRICIAL CONDITION: N/A

WATER HEATER:	<input type="checkbox"/> GAS	<input type="checkbox"/> SOLAR	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> TANKLESS
	<input type="checkbox"/> PROPANE	<input type="checkbox"/> OTHER <input type="text"/>		

WATER HEATER CONDITION: N/A

HEATING / COOLING:	<input type="checkbox"/> A/C UNIT	<input type="checkbox"/> FORCED AIR	<input type="checkbox"/> PROPANE
	FUEL TYPE <input type="text"/>	<input type="checkbox"/> OTHER <input type="text"/>	

HEATING / COOLING CONDITION:

RENEWABLE ENERGY:	<input type="checkbox"/> WIND	<input type="checkbox"/> SOLAR	<input type="checkbox"/> OTHER <input type="text"/>
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GENERAL CONDITION: N/A

GENERAL COMMENTS:

SECTION 5 - AREA MARKET AND VALUATION CHARACTERISTICS

PROPERTY NO.:

NATURE: RESIDENTIAL COMMERCIAL INDUSTRIAL EDUCATIONAL

AGRICULTURAL INSTITUTIONAL OTHER

CHARACTER: RURAL URBAN OTHER

TREND:

BUILT-UP: 25% AND LESS 26% - 50% 51% - 75% 76% AND OVER

AGE RANGE: 5 YEARS AND LESS 6 - 15 YEARS 16 - 30 YEARS 31 - 50 YEARS OVER 51 YEARS

MARKET SUPPLY:

MARKET DEMAND:

PRICE TREND:

PRICE RANGE: TO

DISTANCE TO PRIMARY / ELEMENTARY EDUCATION: Mi

DISTANCE TO PUBLIC TRANSPORTATION Mi

DISTANCE TO SECONDARY EDUCATION Mi

DISTANCE TO SHOPPING FACILITIES Mi

DISTANCE TO POLICE STATION: Mi

DISTANCE TO FIRE STATION: Mi

LAND USE PERCENT: 1 FAMILY 2 - 4 FAMILY MULTI-FAMILY N/A

PRIMARY OCCUPANCY: OWNER

ADVERSE AND OTHER COMMENTS:

AREA RATING:

SECTION 6 - COST APPROACH

COST DATA SOURCE: MANUAL CONTRACTOR OTHER

LAND VALUE: X

BUILDING				COST NEW	DEPRECIATED COST
COST	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
GARAGE	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
CARPORT	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
BASEMENT FINISH	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
VERANDA	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
FENCING	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
ALL OTHER EXTRAS:	<input type="text"/>	X	<input type="text"/>	<input type="text" value="0.00"/>	
TOTAL REPLACEMENT COST				<input checked="" type="text" value="0.00"/>	
LESS DEPRECIATION	<input type="text" value="0%"/>			<input type="text" value="0.00"/>	<input type="text" value="0.00"/>

INDICATED VALUE

VALUE BY COST

GENERAL COMMENTS:

SECTION 7 - COMPARABLE VALUATIONS

PROPERTY NO.:

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	SUBJECT	COMPARISON 1	COMPARISON 2	COMPARISON 3
VALUATION AREA / RATE:	SOUTH EAST PENINSULA	SOUTH EAST PENINSULA	SOUTH EAST PENINSULA	SOUTH EAST PENINSULA
ADDRESS:	, , ST. GEORGE (SK)			
LATITUDE / LONGITUDE:				
DISTANCE FROM SUBJECT :				
DATE OF SALE:				
SALE PRICE:				
LOCATION / RATE::				
SOURCE / XFER INSTRUMENT:				
COMPARABLE TYPE:				
TIME ON MARKET:	YEARS	YEARS	YEARS	YEARS
SITE DIMENSIONS:	X Mi	X Km	X Km	X Km
SITE AREA:	Mi ²	Km ² 0.00	Km ² 0.00	Km ² 0.00
STRUCTURE TYPE:				
STRUCTURE DESIGN STYLE:	N/A	N/A	N/A	N/A
STRUCTURE AGE / CONDITION:	N/A	N/A	N/A	N/A
STRUCTURE AREA:		0.00	0.00	0.00
GROSS LIVING AREA:		0.00	0.00	0.00
ROOM COUNT:				
BEDROOM / BATHROOM COUNT:				
VERANDA:		0.00	0.00	0.00
CARPORT:		0.00	0.00	0.00
PARKING:		0.00	0.00	0.00
POOL:		0.00	0.00	0.00
ADJUSTMENTS (GROSS / NET):		0.00	0.00	0.00
ADJUSTED VALUES:		0.00	0.00	0.00

SECTION 1 - OWNER / REPRESENTATIVE

TAXPAYER NO.:

1	2	3	4	5	6	7	8	0	1	2	3
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OWNER FIRST NAME: MIDDLE NAMES:

OWNER LAST NAME:

ENTERPRISE NAME:

REPRESENTATIVE:

SECTION 2 - PROPERTY IDENTIFICATION AND GENERAL DETAILS

PROPERTY TAX NO.: VALUATION AREA: SOUTH EAST PENINSULA

STREET ADDRESS:

LOCATION:

PARISH: ST. GEORGE (SK) ISLAND: ST. CHRISTOPHER

CADASTRAL NO.: LAT.: LONG.:

LEGAL DESCRIPTION:

GENERAL VALUATOR COMMENTS

RECONCILIATION AND FINAL ESTIMATE OF VALUE

As a result of my appraisal and analysis of all applicable data and relevant factors, it is my conclusion that the market value of the interest in the subject property is as follows:

PROPERTY VISIT DATE: VALUE OF PROPERTY:

VALUATION OFFICER: DATE:

SECTION 8 - APPROVAL

REVIEWED BY: DATE:

COMMENT:

APPROVED BY: DATE:

COMMENT: