

Market Value Survey Questionnaire 2004-05

Valuer ID

Postcode

Case ID

VALUATION QUESTIONNAIRE

(You may find it helpful to have your written instructions to hand when completing this questionnaire. They include detailed guidance to answering the questions.)

MARKET VALUATIONS

Please write in the boxes provided

a) Market value (as at 01-Oct-04) (£) VALOUT	£			,			,		
b) Market value (after repairs) (£) VALWITH	£			,			,		

Please check:

- The market value after repairs should not be lower than the market value before repairs.
- The market value after repairs are not likely to be more than 130% of the market value before repairs.
- If repairs are needed, then the market value after repairs must be equal to or greater than the market value before repairs.

ADDITIONAL PROPERTY QUESTIONS

Please circle the number below/ next to your chosen response/s to each question

The Private Rental Sector

1) Number of dwellings in the locality

NDWELOC

Under 100 1	100-299 2	300-499 3	500 or over 4	Isolated 5*
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*If 5 go to question 11)

2) Number of privately rented dwellings in the locality

DWLPRRT

Under 5% 1*	5-9% 2*	10-24% 3	25-49% 4	50% or over 5
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*If 1 or 2 go to question 5)

3) Which best describes the predominant client group for the private rented dwellings in the locality?

If necessary you can select up to 3 specific client groups.

Specific client group:		
Students	STUDENTS	1
Another restricted group (e.g. NHS staff)	RESTGRP	2
Young professional people	YNGPROF	3
Young people on lower incomes	YNGLOINC	4
Housing Benefit recipients	HBRECIP	5
Asylum seekers	ASYLUM	6
People on long-standing regulated tenancies	LNGTENS	7
Families	FAMILIES	8
Vulnerable e.g. elderly, disabled	VULNER	9
Holiday makers	HOLIDAY	10
No particular client group dominant	NOPART	11
Another group	ANOTHER	12

4) Which best describes the predominant type of dwelling provided in the private rented sector in the locality?

Select **one** category only

A specific type: PREDWEL		
Purpose built flats		1
Whole houses occupied by single family household		2
Whole houses occupied by group of people sharing		3
Houses converted into flats		4
Houses converted into bedsits		5
No particular dwelling type dominant		6

Level of market demand

5) Level of demand in this locality

LEVDEM

Negligible demand	Limited demand	Moderate demand	High demand
1	2	3	4

6) Number of weeks to sell a property in the locality

NOWKSELL

Under 2 weeks	2 to 8 weeks	9 to 16 weeks	17 to 26 weeks	27 to 51 weeks	52 weeks or over
1	2	3	4	5	6

Please check:

- If your answer to question 5 was 'high demand' then your answer to question 6 – time to sell – is likely to be 16 weeks or less
- If your answer to question 5 was 'negligible' then your answer to question 6 – time to sell – is likely to be 27 weeks or more

7) Number of weeks to rent a property in the locality

NOWKRENT

Under 1 week	2 to 4 weeks	5 to 13 weeks	14 to 25 weeks	26 weeks or over
1	2	3	4	5

Do not answer this question:

- If your answer to question 2 was 'under 5%'

Please check:

- If your answer to question 5 was 'high demand' then your answer to question 7 – time to rent – is likely to be 13 weeks or less
- If your answer to question 5 was 'negligible' then your answer to question 7 – time to rent – is likely to be 14 weeks or more

8) Typical property value in the locality (Assume a three bed semi-detached house)

TPROPVAL

Under £15,000	£15,000 to £29,999	£30,000 to £59,999	£60,000 to £119,999	£120,000 to £174,999	£175,000 to £249,999	£250,000 or over
1	2	3	4	5	6	7

Please check:

- If your answer to question 5 was 'negligible' then your answer to question 8 – property value – is likely to be less than £120K

9) Percentage of properties for sale / rent in the locality

PER4SALE

less than 2.5%	2.5-10%	11-25%	26-49%	50% or more
1	2	3	4	5

Please check:

- If your answer to question 5 was 'high demand' then your answer to question 9 – % properties for sale/rent – is likely to be 10% or less
- If your answer to question 5 was 'negligible' then your answer to question 9 – % properties for sale/rent – is likely to be more than 10%

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10) Percentage of properties vacant long-term in the locality

PERVCNT

less than 2.5%	2.5-10%	11-25%	26-49%	50% or over
1	2	3	4	5

Please check:

- If your answer to question 5 was 'high demand' then your answer to question 10 – % properties vacant long-term – is likely to be 10% or less
- If your answer to question 5 was 'negligible' then your answer to question 10 – % properties vacant long-term – is likely to be more than 10%

General background to market valuations

11) How confident are you about the market valuation you have provided? **QUALINFO**

Based on recent sale	Very confident	Reasonably confident	Less confident
1	2	3	4

12) Are there any major discrepancies between the data provided here, the VOA data or your local knowledge? **MAJRDISC**

Yes *	No**
1	2

* If 'Yes' – go to question 13

** If 'No' - go to question 15 (Council Tax Band)

13) Please record the discrepancies found below:

You can select as many types of discrepancy as apply

Picture and description do not match	DISCDATA	1
Website information inconsistent with VOA floor area data	DISCFLR	2
Website information inconsistent with other VOA information	DISCVOA	3
Inconsistencies within the website information	INCONWEB	4
Other (Please specify) OTHDISC	ODISSPEC	5

14) Have these discrepancies seriously affected how you have valued the property? **AFFVALUE**

Yes	No
1	2

Property council tax band

In most cases the council tax band will have been automatically matched. If this is the case for this property the band will appear on the dwelling description sheet, and on your A3 preparatory sheet. If the Council Tax Band does not appear on these – please could you circle the number below for the band appropriate to the property you are valuing.

15a) Property council tax band **CTB**

Up to £40,000 A	£40,001 to £52,000 B	£52,001 to £68,000 C	£68,001 to £88,000 D
1	2	3	4
£88,001 to £120,000 E	£120,001 to £160,000 F	£160,001 to £320,000 G	£320,001 and over H
5	6	7	8

Please check:

- If you have valued the property less than £75,000 then your answer to question 15 – council tax band – is not likely to be Band F, G or H.
- If you have valued the property more than £400,000 then your answer to question 15 – council tax band – is not likely to be Band A or B.

15b). Is the Council Tax Band you have just entered Notional or from VOA records CTBTYPE	Notional	VOA
	1	2

THANK YOU – THIS IS THE END OF THE QUESTIONNAIRE