



## **ACADEMIC YEAR 2014 – 2015**

### **TITLE OF DIPLOMA THESIS:**

Property valuation: valuation methods and special topics

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### **ABSTRACT**

This master thesis has as object the property valuation and more specifically the presentation and the comparison of the most known real estate valuation methods, while at the end two examples of property valuation are presented. This thesis is divided into three sections. Initially, in the first section, there is a reference of general data related to the theoretical framework of the scientific field of property valuation. For this reason, in this section some concepts are presented and analyzed, with emphasis in the definition of property valuation. Next, there is a presentation of the most known property valuation methods, the purpose for which each one was created, the categories of property for which each method is appropriate, the advantages and disadvantages of each one. Finally there is a comparison of all methods in text and table form. In the second section, some examples of property valuation are given. The first example relates to an apartment, located in the center of Thessaloniki, the second example relates to an empty plot, within the urban fabric of the town of Giannitsa. For each example it is presented the required theoretical background, the methods that can be used depending on the data and the whole process of the valuation. The value of the apartment (first example) is estimated through the comparative method and the investment method, while the value of the land (second example) is estimated using the residual method. Finally in the third section is to present some conclusions that had been emerged during the writing of this master thesis.

### **KEYWORDS**

Property, Valuation, Method, Investment