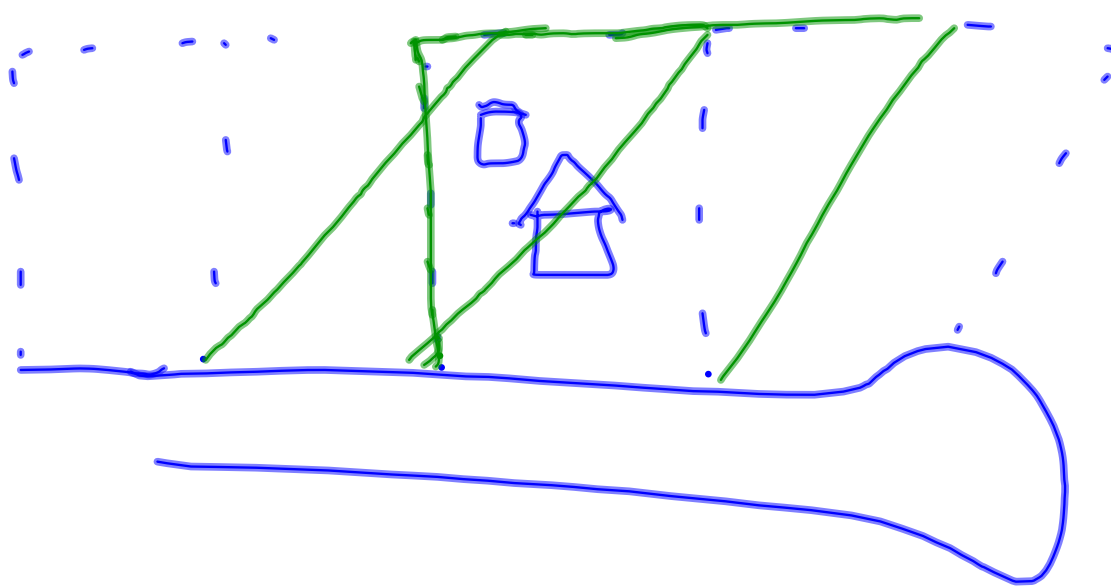


## Legal Prop. Descriptions

- Metes + bounds
- Recorded Plat (Lot + block)
- Government Survey System

## Ownership restrictions

- Zoning
  - Permitted uses
  - Site restrictions
- Subdivision regulations
- Restrictive covenants.
- Easements + Encroachments
- Property tax differences



# Site Value Considerations

Land + improvements to the land.

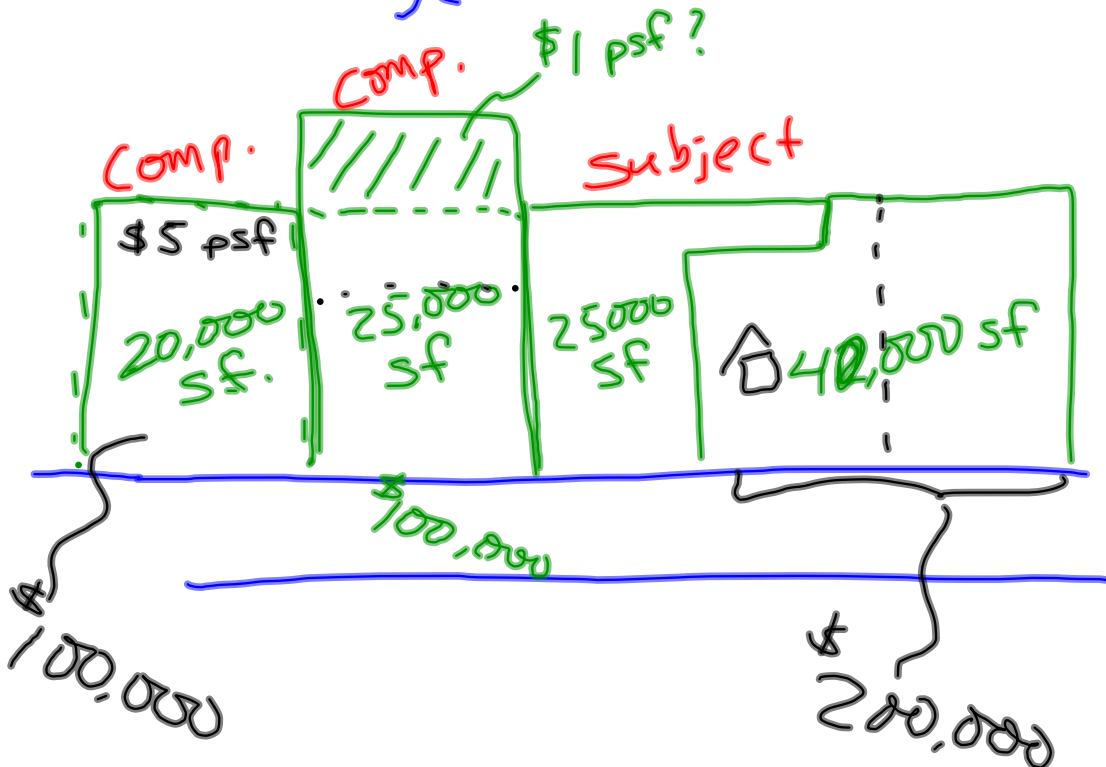
VS.

Buildings + improvements on the land

## Land Value Characteristics

• Bigger is better

↳ Start w/ Standard lot size



## Land Value Considerations

- Size of site
- Shape
- Plottage vs. Platage
  - Is the whole,  $>$ ,  $<$ , or  $=$  to the sum of the parts?
- Topography contour + soil

## Building Value Considerations

- Size
- Design + use of space
- Building materials.
- Proportion + adequacy
- Condition
  - Effective age
- Compatibility + conformity