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# Real Estate Appraisal Report

## Report Title: Market Value Appraisal

Prepared for: Joseph Cohen

Property Address: 10 Shinkin St, Neve Tzedek, Tel Aviv

Inspection Date: 02.06.2025

Appraiser: Michael Levy, info@example.com, 054-1234567

July 3, 2025 (01:31 AM PKT, Friday, July 04, 2025)

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# 1 Property and Environment Details

## 1.1 General Information

- Client Name: Joseph Cohen
- Property Essence: 4-Room Apartment
- Address: 10 Shinkin St, Neve Tzedek, Tel Aviv
- Built Area: 120 sqm
- Balcony Area: 10 sqm
- Inspection Date: 02.06.2025

## 1.2 Neighborhood Description

Neve Tzedek is a prestigious area in central Tel Aviv, known for upgraded infrastructure and proximity to the beach.

## 1.3 Interior Layout and Finish Quality

Living room, 3 bedrooms, high finish: ceramic tiles, modern kitchen.

# 2 Legal Status

## 2.1 Tabu Extract Summary

Data extracted from submitted Tabu Extract (details processed via OCR).

## 2.2 Condominium Order

No specific data provided (optional upload processed if available).

## **3 Planning and Building Rights**

### **3.1 Planning Information**

Data from submitted Planning Information (Excel/PDF) includes land use, building percentage, and permitted floors (details processed via upload).

### **3.2 Building Permits**

Details from submitted Building Permits (multiple PDFs) include permit numbers and dates (processed via OCR).

## **4 Valuation Factors**

Manual considerations include: Metro line nearby, shared ownership restrictions.

## **5 Comparison Data and Valuation**

### **5.1 Comparison Data**

Processed from submitted CSV file (details include sale date, address, built area, declared price).

### **5.2 Calculated Valuation**

Estimated market value based on comparison data and manual inputs: \$1,200,000 (sample value).

## **6 Final Valuation**

### **6.1 Appraiser Confirmation**

The property rights were appraised as free of any lien or encumbrance.

## **6.2 Signature**

Appraiser: Michael Levy, info@example.com

## **6.3 Custom Disclaimer**

This information is provided for informational purposes only... Prepared by Michael Levy