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He is the author and co-author of a number of valuation books, including, with Professor Andrew Baum and Nick Nunnington, The Income Approach to Property Valuation. Gary Sams is a Chartered Surveyor specialising in compulsory purchase and compensation, and module leader in statutory valuations for the University College of Estate Management.

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may and usually do have on the valuation process gives rise to the concept that the valuation process is more of an art than a science. There are several commonly used methods of valuation. Each method may at times appear more theoretically justified in its use than others. The soundness of a particular method is entirely based

COMMONLY USED METHODS OF VALUATION - NACVA

method. Solvency is a constraint, which determines the security margins and methods to use. Profitability tries to show how well a company is doing in eliminating the cost effect of the first year and taking the future profits into account. In short, we can say that four points have contributed to the adoption of valuation methods

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