

## **GUIDANCE NOTES FOR CLIENTS - VALUATION DEFINITIONS**

The most commonly used basis of valuation is **Market Value** which is described below.

This is more fully defined in Practice Statement 3 within The RICS Appraisal and Valuation Manual (The Red Book) which was revised in May 2003.

### **MARKET VALUE (MV)**

**The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.**