

TAYSIDE VALUATION JOINT BOARD

REVALUATION 2017



VALUATION OF PUBLIC BUILDINGS – SITE VALUE

1 INTRODUCTION

The purpose of this practice note is to provide tables of rates to be applied in the valuation of the sites of subjects being valued on the Contractor's Basis, with sites being valued in terms of the Public Buildings Committee Practice Note No 4, Valuation of Contractor's Basis Subjects Area Adjustment and External Works Costs.

2 VALUATION

In order to assist valuers in deciding which of the rates should apply in any given location a table of locations has been included at Appendix 1.

Where the Public Building is situated in a commercial location and where it is clearly advantageous for the particular type of subject to be in such a location the site value should be determined by the valuer having regard to the particular situation.

Where there is sufficient evidence in respect of sites of a particular class of subject, reference should be made to the level established by the analysis of that evidence.

The valuer should be aware of The Valuation for Rating (Decapitalisation Rate) (Scotland) Regulations 2005 and of the category of property to which each decapitalisation rate applies.

Should there be any doubt as to the application of this practice note, the valuer should consult with a senior member of staff.

3 TABLE OF RATES

The rates quoted in the table below are for the undeveloped site only, and should be used in stage 3 of the Contractor's Basis valuation: ascertainment of land value. In terms of the Scottish Assessors' Association Basic Principles Committee Practice Note No 2, the capital value of land should be established and added to the Adjusted Replacement Cost of the buildings. The rates quoted are therefore those required to fix capital values.

Tables of locations are appended for information at Appendix 1.

Rates for intermediate areas should be interpolated.

AREA	DUNDEE	PERTH	MAIN BURGHS	SMALL BURGHS & VILLAGES	LANDWARD
Up to 100m ²	£50.00	£50.00	£40.00	£35.00	£20.00
At 500m ²	£45.00	£45.00	£35.00	£35.00	£17.00
At 1000m ²	£42.00	£42.00	£35.00	£33.00	£15.00
At 2000m ²	£40.00	£40.00	£33.00	£33.00	£12.00
At 3000m ²	£40.00	£40.00	£30.00	£30.00	£ 7.50
At 4000m ²	£40.00	£40.00	£30.00	£30.00	£ 6.00
At 5000m ²	£40.00	£40.00	£30.00	£25.00	£ 5.50
At 10,000m ²	£35.00	£35.00	£25.00	£20.00	£ 5.00
At 2Ha	£30.00	£30.00	£20.00	£15.00	£ 4.00
At 3Ha	£25.00	£25.00	£17.00	£ 7.50	£ 3.50
At 4Ha	£20.00	£20.00	£15.00	£ 6.00	£ 3.00
At 5Ha and over	£15.00	£15.00	£15.00	£ 6.00	£ 3.00

N.B. It should be noted that, for the 2017 Revaluation, all village locations are now included at the same rate as Small Burghs.

**TAYSIDE VALUATION JOINT BOARD
PERTH & KINROSS**

PERTH CITY	LARGE BURGHS	SMALL BURGHS & VILLAGES		LANDWARD
		SMALL BURGHS & LARGE VILLAGES	SMALL VILLAGES	
Perth	Auchterarder	Aberfeldy	Abernyte	Aberdalgie
Almondbank	Blairgowrie	Abernethy	Aberuthven	Acharn
Huntingtower	Bridge of Earn	Alyth	Balbeggie	Amulree
Invergowrie	Carsie	Bankfoot	Ballinluig	Blacklunans
Lochty	Crieff	Birnam	Blair Atholl	Bridge of Balgie
	Kinross	Blackford	Blairingone	Bridge of Cally
	Milnathort	Comrie	Braco	Bridge of Gaur
	Pitlochry	Coupar Angus	Bridge of Tilt	Butterstone
	Ratray	Dunkeld	Burrelton	Calvine
	Rosemount	Errol	Caputh	Cleish
	Scone	Glencarse	Collace	Essendy
		Inchture	Crook of Devon	Fearnan
		Longforan	Dunning	Findo Gask
		Luncarty	Gilmerton	Forgandenny
		Methven	Glenfarg	Forteviot
		New Alyth	Greenloaning	Fossoway
			Guildtown	Gask
			Kenmore	Glenalmond
			Kinloch Rannoch	Glenlyon
			Kinnesswood	Glenshee
			Kirkmichael	Grandtully
			Luncarty	Kettins
			Meigle	Killin
			Meikleour	Kilspindie
			Moulin	Kinclaven
			Murthly	Kinrossie
			Muthill	Logierait
			Pitcairngreen	Madderty
			Rait	Strathtay
			St Fillans	Tibbermore
			St Madoes	Trochry
			Scotlandwell	Tummel Bridge
			Spittalfield	Wolfhill
			Stanley	
			Woodside	

TAYSIDE VALUATION JOINT BOARD ANGUS

MAIN BURGHS	SMALL BURGHS & VILLAGES			LANDWARD	
	SMALL BURGHS	LARGE VILLAGES	SMALL VILLAGES		
Arbroath	Barry	Auchterhouse	Arbirlot	Aberlemno	Murroes
Elliot	Brechin	Bridgefoot	Bowriefauld	Airlie	Noranside
Forfar	Carnoustie	Birkhill	Carmyllie	Barry Buddon	Oathlaw
Inchbraoch	Ferryden	Charleston	Craichie	Brighty	Panbride
Monifieth	Kirriemuir	Edzell	Colliston	Carmyllie	Panmure
Montrose	Northmuir	Friockheim	Duntrune	Colliston	Rescobie
Monifieth	Westhaven	Glamis	Dykehead	Cortachy	Reswallie
St Vigean	Westmuir	Hillside	Easthaven	Craigo	Rossie Braes
Tayock		Inveraldie	Inverkeilor	Dunnichen	Roundyhill
		Kingsmuir	Kellas	Eassie	Ruthven
		Letham	Kingennie	Farnell	Tarfside
		Lunanhead	Kingoldrum	Fern	Tarriebank
		Maryton	Kirkbuddo	Folda	Turin
		Monikie	Leysmill	Glenclova	
		Muirhead	Liff	Glenesk	
		Newbigging	Muidrum	Glenisla	
		Newtyle	Padanaram	Glenmoy	
		Newbigging	Panbride	Glenogil	
		Strathmartine	Roundyhill	Glenogilvy	
			Tannadice	Glenprosen	
			Tealing	Grange of Lour	
			Wellbank	Guthrie	
				Idvies	
				Inverarity	
				Kincaldrum	
				Kinnell	
				Kinettles	
				Kinnordy	
				kirkbuddo	
				Lawton	
				Lethnot	
				Lintrathen	
				Logie	
				Lunan Bay	
				Lundie	
				Memus	
				Menmuir	
				Millfield Feus	