

VINCENT COSTELLO

AUCTIONEERS • VALUERS • AGRICULTURAL CONSULTANTS
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Presenting

Valuation Report

On Behalf Of

William Finnerty

Newry

Co.Down

Northern Ireland

VALUATION REPORT

Property Description: Dwelling House at New Inn, Ballinasloe, Co. Galway
Valuation Date 08/09/2015
Folio Details: GY39364
Valuation Purpose: To establish the current market value of the property.
Title: Freehold
Property Details (1) 3 bed room dwelling house on Folio GY39364

Total Valuation of property €35,000

It is the opinion of the author that the Open Market Value of the above assets at the valuation date taking all relevant factors into account is €35,000 (Thirty Five Thousand Euro)

Valuation Method: It is the opinion of the author, that the Comparative Valuation Method is the most appropriate system to use in valuing the foregoing properties.

Certification: I certify that I am familiar with the above property and that in my opinion; the open market valuation of €35,000 (Thirty Five Thousand Euro) is a true and accurate assessment taking all relevant factors into account.

Signed.....

Date:.....8/9/15.....

APPENDIX

1. In accordance with standard practice, we would point out that the Report is for the addressee's sole use. No responsibility can be accepted to any third parties, by the Valuer, for the whole or any part of the contents.
2. We have been obliged for Report purposes, to accept that the information supplied by third parties is true and accurate.
3. For the information of the reader, we define market value and open market rental value as the best price or the best rent which might be reasonably expected to be obtained for an interest in the property at the date of Valuation, assuming:
 - (a) A willing Seller or Lessor
 - (b) a reasonable period in which to negotiate the sale or letting
 - (c) That values will remain static during that period
 - (d) That the property will be freely exposed to the market
 - (e) That no account will be taken of any higher price or rental that might be paid by a person with a special interest
4. It is assumed that the property is unaffected by statutory notices and that neither the property nor its use gives rise to a contravention of any statutory planning requirement or bye law requirement.
5. This report is strictly a market valuation report and a structural survey has not been carried out by this firm on the property.



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Vincent Costello & Associates
Agricultural & Environmental Consultants
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Department of Agriculture Approved | Discussion Group Facilitator
CPO Negotiators | Litigation Expert Witness

REGISTERED TAX CONSULTANTS

New Inn, Ballinasloe, Co. Galway | High Street, Tuam, Co. Galway | James Street, Claremorris, Co. Mayo

INVOICE 20832

Account : William Finnerty

Newry

Co. Down .

N.I. [REDACTED]

Account Code : FINW

Invoice Date : 09/09/2015

Your Ref :

Our Ref :

Notes : Valuation

Description	Quantity	Price	Vat %	Value
House valuation	1.00	100.00	13.50	100.00

VAT Rate	Value	Vat Amount	TOTAL NET	100.00
0.00%	0.00	0.00	VAT	13.50
13.50%	100.00	13.50		
21.00%	0.00	0.00	Gross Total IN Euro	.113.50
23.00%	0.00	0.00		
21.50%	0.00	0.00		

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