Plausibility check of an expert report – Checklist 1

	Subject of valuation:	***Yes,*** *or rather,* ***plausible.***	***No,*** *or rather,* ***not plausible.***
1	**Formal requirements**		
1.1	The expert report has been signed.		
1.2	The author has demonstrated their expertise in the field of real estate valuation through a public appointment, certification, or similar.		
1.3	The purpose of the valuation was stated and, regarding the market value, reference was made to § 194 BauGB.		
1.4	There are no grounds to doubt the objectivity.		
1.5	The expert report was prepared independently by the expert.		
1.6	The expert report was prepared in a systematically structured and comprehensible manner.		
1.7	The expert personally inspected the property.		
1.8	The correct object was valued (including all associated land and buildings).		
1.9	The object was valued as of the correct valuation date / quality date. (Minor deviations can only be considered as the correct valuation date in individual cases.)		
1.10	Information on the persons who contributed to the expert report was provided.		
1.11	The client was named.		
2	**Substantive requirements**		
2.1	The land register was inspected and evaluated in a comprehensible manner (information on owner, rights and encumbrances from Section II).		
2.2	The property cadastre was inspected and evaluated in a comprehensible manner (e.g., regarding the full consideration of all parcels of the object to be valued).		
2.3	Planning and building law was presented and evaluated in a comprehensible manner (e.g., buildability, buildability indices, legal bases).		
2.4	The register of building encumbrances, the list of historical monuments, and the register of contaminated sites were inspected and evaluated in a comprehensible manner.		
2.5	The details on the location of the property were evaluated in a comprehensible manner (e.g., connection to roads, public transport, local supplies, public facilities).		
2.6	The details on the neighborhood of the property (e.g., use, noise) were evaluated in a comprehensible manner.		
2.7	The details on the shape of the property (e.g., layout, topography, slope, accessibility) were evaluated in a comprehensible manner.		

2.8	A description of the buildings and outdoor facilities is present. Details on the type of development, construction method, year of construction, modernizations, additions or conversions, room layout, as well as equipment features (such as windows, doors, floors, pipes, walls, heating, hot water, sewage, energy supply, special features) were presented and evaluated in a comprehensible manner.		
2.9	The size of the property is plausible.		
2.10	The land value was chosen plausibly.		
2.11	Information on living space, usable area, floor space, and gross floor area was provided and its sources (measurements, plans, etc.) were documented.		
2.12	Rental agreements, if applicable, special features regarding maintenance reserves (WEG), etc., were presented and taken into account.		
3	**Plausibility and valuation requirements**		
3.1	The selection of the valuation method(s) was presented with a comprehensible justification.		
3.2	Property size and land value were plausibly taken into account in the valuation.		
3.3	A realistic approach to the construction value (in terms of object type, equipment/construction method, age depreciation) has been taken.		
3.4	Area or mass calculations are plausible and verifiable.		
3.5	The ratio of gross floor area to living/usable area was chosen plausibly.		
3.6	The ratio of yield to land value was presented plausibly or justified in a comprehensible manner.		
3.7	The chosen rental rates are plausible; existing lease and rental relationships were presented in detail.		
3.8	The chosen operating costs are plausible.		
3.9	The chosen property interest rate is plausible.		
3.10	The chosen remaining economic useful life is plausible.		
3.11	The other parameters for the valuation methods were chosen plausibly.		
3.12	Special object-specific property features, such as structural defects or damage, were presented in a comprehensible manner and determined verifiably.		
3.13	The parameters used for the valuation methods were explained in a comprehensible manner.		
3.14	The calculations are mathematically (roughly) correct.		
3.15	The criteria for marketability and alternative use capability were taken into account.		
3.16	All necessary information for the comprehensibility of the expert report is contained in the appendices (e.g., maps, site plans, floor plans, calculations, photos).		

[1] Jardin, Andreas, Anforderungen an Verkehrswertgutachten im Rahmen des Nachweises des niedrigeren gemeinen Wertes - § 198 BewG, GuG 2015, Heft 1, Seite 25 - 26, Neuwied, Wolters Kluver