

MARSHALL & SWIFT®:

The Value of the Cost Approach

Beyond its use as an independent method to determine property value, the cost approach presents a highly effective way to verify market- and income-based valuations, project construction costs, and adjust estimates to account for unique physical property features.



A Trustworthy Benchmark of Value

The cost approach has always served as a crucial quality control function to verify market-based estimates and help identify a potential runaway or rapidly declining market.



The Reality Check in a Runaway Market

Appraisers can respond to concerns about inflated appraisal values by incorporating the cost approach into their daily operations to ensure report accountability and validation.



The Gold Standard of Building Cost Data

Incorporating more than 80 years of experience, Marshall & Swift building cost data consists of three cost methodologies, ensuring you have the tools for a complete and defensible determination of value.



Other Benefits:



Improved consistency and accuracy in your property valuations.



Verification of the validity of market values.



Enhanced risk assessment that helps mitigate foreclosures.



The ability to project costs for new or proposed construction or where a lack of market activity exists.



The ability to determine depreciation values for physical deterioration for functional/external obsolescence.



Arming lenders with essential risk mitigation data points for LTV.

For more information, visit corelogic.com/marshallswift or call 800.544.2678.