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The Valuation of Hotels
and Motels for

Assessment Purposes
by Stephen Rushmore,
MAI, and Karen E.

Rubin The valuation of
hotels and motels is a
highly specialized form
of real estate appraisal,
requiring not only a

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thorough understanding of the many principles and procedures of general appraising, but also an in-depth knowledge of hotel operations.

The Valuation Of Hotels and Motels For Assessment Purposes

There are also bigger issues crushing hotel owners and investors today, namely uncertain travel

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demand and even murkier outlooks on when occupancy levels will return to 2019 performance peaks.

Why Hilton and Other Hotels May Not Like This Joe Biden ...

The methodology used for allocating value to the hotel's real property depends on the assessment and taxation policy of the taxing authority and

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often requires sensitivity to a number of theoretical and practical issues.

HVS | How to Lower the Property Taxes on Your Hotel or ...

Value = ADR x 1,000 x Number of Rooms
An example would be if we had a hotel charging on average €140 per room/per night and a total of 35 rooms, that hotel would be worth roughly €4,900,000.

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**How to determine
the value of a Hotel
in 60 seconds or less**

This update of the popular 2001 work, *Hotels and Motels: Valuations and Market Studies*, expands the discussion to encompass the global hotel market and current issues in the lodging industry. Included with the purchase of this book

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is Hotel Valuation Software, a valuable tool that appraisers can use to analyze hotel properties in any market.

Hotel Market Analysis and Valuation International Issues

...

Hotels & Entertainment. CBRE's Hotels & Entertainment Valuation services focuses exclusively on

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hospitality assets in the U.S. Our experienced professionals appraise assets across all class tiers, brands and locations for institutional lenders, banks and investors.

Valuation & Advisory Services | National Real Estate ...

1. Scope. 1.1 This section deals principally with 4 and 5 star and major chain

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operated hotels, including budget hotels and lodges.. 1.2 The term hotel covers a wide range of property and business ...

Section 510: hotels - Rating Manual section 6 part 3 ...

The thesis can be proposed that efficient real estate property management, especially for a historic real estate property, requires the knowledge

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of the market value expressed as a value range.

(PDF) Current problems of valuation and real estate ...

Valuation Standards. Valuation Standards provide the guidelines for valuing property in New York State for ad valorem real property taxation. While the primary purpose is to define and document

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the standards followed by the Office of Real Property Tax Services, they may also be useful in documenting the broad standards used by the assessment community in New York State.

**Valuation standards
- Government of
New York**

Assignments have involved assessment and valuation issues for hotels, office

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How to Buy

buildings, data centers, industrial buildings, retail centers, and apartment buildings. Responsible for the continued development of the Midwest property tax practice, which includes more than 40 professionals providing property tax consulting and compliance services ...

**Shawn King - Ryan
LLC**

The Appraisal Institute

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is the world's largest publisher of valuation literature, offering topical webinars, periodicals, educational materials, and more than 70 print and digital books. The variety of information that the Appraisal Institute provides reflects the breadth of valuation practice and the organization's commitment to lifelong ...

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**AI Online Store -
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I recently reviewed a hotel appraisal 3 in which the appraiser, retained by the hotel's owner, developed an estimate of tangible personal property value as part of a tax appeal case. Using the...

**Valuing a Hotel's
Real and Personal
Property Separately**

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4 Standard on

Valuation of Personal Property | 2019 the date of inspection, should be used to verify ownership, the nature of the property, and the situs as of the assessment date.

Information that should be obtained about a business includes the following:

- Name of the business
- Type of business (e.g., restaurant or hotel)

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**Standard on
Valuation of
Personal Property**

The following is a court case applicable to hotel and motel valuations. Tooheys Limited (Appeal No. 86 of 1924) v The Valuer-General (New South Wales) [1924] UKPC 113 Hotel U.V [Unimproved Value] - value of a licence must not be considered part of the U.V. 1 Palace Hotel (Hawthorn) Pty

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Ltd v Commissioner of
State Revenue [2004]
VSC 137

**AVI Guidelines on
Valuation
Methodology for
hotels and motels**

Critically, when assessing a hotel's property tax valuation (less its franchise value and other intangible value), the contribution of the hotel brand must, in good faith, be accurately measured

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and credited to the property.18

New Option in Hotel Appraisals: Quantifying the Revenue ...

When valuing a hotel for ad valorem tax purposes, it is often necessary to separate the tangible personal property value from the real property value, as many jurisdictions tax the real property separately.

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Valuing a Hotel's Real and Personal Property Separately

...

Three Approaches to
Hotel Valuation In
valuing hotels, there
are three approaches
from which to select:
the income
capitalization, sales
comparison, and cost
approach.

Hotel Valuation Techniques

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Risk assessment is a major part of the hotel industry and for that matter any business that plans on a continuous existence. Proper risk assessment can help with the security in various situations like a fire, flood, blackouts or unrest. But, if you look closely, you will notice most hotels have the same standards and procedures.

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**Top 5 Benefits of
Hotel Risk**

**Assessment |
HotelCluster.com ...**

An assessment is quite different. Municipalities do them to determine property taxes, so what you pay is based on your home's assessed value. For example, if the town tax rate is \$15.66 per \$1,000 ...

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cd98f00b204e9800998
ecf8427e.