Marshall Valuation Service Life Expectancy Guidelines

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Supporting Economic Life in Your Report (and Workfile) Marshall Valuation Service cost manual (the commercial book version) considers a non-high- end house to have a total economic life of 60 years and a high-end house to have a total economic life of 65 years.

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These standards have been prepared to promote uniformity in the appraisal of real property among the various agencies acquiring property on behalf of the U.S., by both direct purchase & condemnation. Contents: standards for approaching the solution to certain recurring appraisal problems (cost approach, income approach, highest & best use, etc.); data documentation & appraisal reporting standards (zoning & other land use regulations, contents of appraisal report, etc.); general standards of a miscellaneous nature (impartiality, witness composure, leasehold takings, etc.). Cases & statutes.

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