

ABSTRACT

An assessment of one residential unit in Sonopakis Lor Hamlet, Ngestiharjo Village, Kasihan sub-District, Bantul Regency, Special Region Province was carried out to determine Market Value and Liquidation Value Indication which has the aim of guaranteeing debt. In this assessment, 2 (two) analysis tools are used, namely the Market Approach and the Cost Approach. The Market Approach produces a Market Value of Rp. 943,016,000 (Nine Hundred Forty Three Million Sixteen Thousand Rupiah), while the Cost Approach produces a Value of Rp. 754,550,000 (Seven Hundred Fifty Four Million Five Hundred Fifty Thousand Rupiah). Based on the above assessment, 2 (two) approaches were used so value reconciliation was carried out and resulted in an indication of a market value of Rp. 1,048,830,000 (One Billion Forty-Eight Million Eight Hundred Thirty Thousand Rupiah) and an Indication of a Liquidation Value of Rp.734,181,000 (Seven Hundred Thirty-Four Million One Hundred Eighty One Thousand Rupiah).

Keywords: Appraisal, Collateral, Property, Approach, Value.