



Q66. Market approach to value - Hedonic Model and adjustment grid model under sales comparison method

- 66.1. The adjustment grid model can be adopted mainly for
- a) Flats
 - b) Restaurant
 - c) Cinema theatre
 - d) Agricultural land
- 66.2. For adjustment grid model, the (minimum) main attributes of the properties are
- a) 3 (Location, size, age)
 - b) 4 (Location, size, age, specification)
 - c) 2 (Location, size)
 - d) 1 (Location)
- 66.3. In the adjustment grid model, negative weightages are given for
- a) Normal specification
 - b) Superior specification
 - c) Inferior specification
 - d) Posh specification
- 66.4. In the adjustment grid model, positive weightages are given for
- a) Substandard specification
 - b) Inferior specification
 - c) Normal specification
 - d) Superior specification
- 66.5. Under the adjustment grid model, the rate adjustment is mainly to be given first for
- a) Time
 - b) Location
 - c) Size
 - d) Age
- 66.6. The factors to be considered under Hedonic Pricing Model (Adhoc Comparison Technique) are
- a) Size, Time, Location
 - b) Size, Time, Location, Age
 - c) Size, Time
 - d) Size

- Answers :
- | | | | | |
|-------|---|-------|---|---|
| 1 - a | * | 4 - d | * | * |
| 2 - b | | 5 - a | | |
| 3 - c | | 6 - b | | |

Correct me if I am wrong