

Title: Estate Surveyors and Valuers: Value Inventors or Assessors?

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Abstract: The study examines the opinion that valuation is generally an art rather than a science bearing in mind that real estate is not homogeneous while property market is also imperfect. The study shows that variance in valuation is real and universal. The study recommends that the identified limitations that have serious impact on valuations should be further investigated into by researchers with adequate backing of the Nigerian institution of estate surveyors and valuers with a view to findings solutions to the identified problems.