

Title: Empirical Study of the Causes of Valuation Variance and Inaccuracy in Nigeria.

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Abstract: This study aims at examining the causes of inaccuracy and variance in Nigeria's valuation practice. The findings revealed divergent causes of valuation inaccuracy and variance ranging from dearth of market data to lack of adequate training and experience on the part of the valuers and many more. The paper concluded by recommending the establishment of functional property databank and promotion of valuation standards by the valuation regulatory bodies in Nigeria.