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Appraisal Insights for the Real Estate Professional



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Value of a Deeded Access Site

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A typical buyer will pay a premium price for amenities such as golf course or waterfront sites. Due to the high cost and limited availability of waterfront property, deeded access to these sites was created. The deeded access enables a homeowner without direct waterfront access to share in the enjoyment of waterfront recreation and usage. The access rights are typically transferred with the sale of the home.

A number of factors determine the value assigned to a property with deeded waterfront access. The most important factor would be the body of water to which the property has access. If the property has access to a popular developed recreational body of water, it would generally be more valuable than a property with access to an undeveloped non-recreational body of water. The benefit to having deeded access versus living on the body of water would be lower purchase price and property taxes while still enjoying the ability to access the water.

Most homes having deeded access to a body of water belong to an association that entitles the homeowner to a private boat launch, docks and some type of gathering area. The homeowner pays an association fee for the maintenance of the docks, launch and taking care of the grounds.

When determining the market value of a home that has deeded access to a lake, for example, it is important that the appraiser use resales with *similar* deeded access. If the property's lake does not have three resales with similar deeded access, the appraiser should obtain comparables for properties with access to a nearby body of water that is similar to the original in size and usage.

While not all homeowners can afford a premium golf course or waterfront site, the access to these amenities can be shared between a group of homeowners at a reduced price. Your local experienced appraiser can best value a shared access amenity.

Frequently Asked Questions

Q: Can you do a drive by appraisal on all residential homes?

A: NO. Some properties may have no data available regarding size or amenities or the property may be located in a county that does not have adequate information on the property. In this case, the appraiser should require an interior inspection in order to provide a well supported opinion of value.

If you have a question you'd like to ask, please email ForsytheInfo@ForsytheAppraisals.com

Mortgage Rates As of January 6

30 Year Fixed: **5.77%**

15 Year Fixed: **5.21%**

1- year ARM: **4.10%**

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