



ASSESSMENT SUMMARY

PROPERTY ASSESSED

18 Evidence Place, Richmond, TW10 6AA

INDICATIVE VALUE

£2,520,000

POTENTIAL BAND

2

EVIDENCE RANGE

£2,395,000 - £2,645,000

POSITION SUPPORTED BY THE EVIDENCE

Possible Band 1 is supportable on the evidence.

EVIDENCE CONFIDENCE SCORE

87/100 - High

See Evidence Confidence Score for the full scoring breakdown.

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Property and homeowner information

ASSESSMENT CONTEXT

The property assessed by the Engine

This page records the property details and homeowner answers used to produce the appraisal. It provides the factual context needed to review the calculations that follow.

SUBJECT PROPERTY

18 Evidence Place, Richmond, TW10 6AA

RECORDED PROPERTY DETAILS

PROPERTY TYPE

Terraced

TENURE

Freehold

INTERNAL FLOOR AREA

306 m² / 3,294 ft²

CONSTRUCTION PERIOD

Pre-1914

BEDROOMS

5

BATHROOMS

3

ENERGY RATING

D

OUTDOOR SPACE

Garden

PARKING SPACES

Not confirmed

PREVIOUS COMPLETED SALE

£2,450,000 on 18 Mar 2024

HOMEOWNER ANSWERS SUPPLIED TO THE ENGINE

OVERALL CONDITION

Well maintained

MAIN KITCHEN

Main kitchen is serviceable

MATERIAL ISSUES

No material issues known

NEW-BUILD WARRANTY

Not a newly built home

PROPERTY TYPICALITY

Typical for its street or local area

DETACHED ANNEXE

No detached residential annexe

WATERSIDE SETTING

No direct frontage or principal river view

RIVER RIGHTS

Not applicable

Homeowner answers are declarations made during the assessment. They should be checked and supported with records or photographs where appropriate before being relied upon.



Qualifying sales schedule

2 QUALIFYING SALES

The transactions behind the appraisal

Every distinct completed sale counted in the Evidence Ladder is identified below. The search tiers are cumulative, so a same-street sale is also included in the wider-tier totals without being duplicated in this schedule.

ADDRESS	SEARCH TIER	MILES	FLOOR AREA	SOLD PRICE	SOLD £/FT²	USED
Illustrative comparable 01	Same street	0.04	3,420 ft²	Redacted	Redacted	Yes
Illustrative comparable 02	Same street	0.08	3,250 ft²	Redacted	Redacted	Yes

'Used' identifies the sales entering the weighted central Indicative Value. A qualifying sale may be retained as wider context where a tighter evidence tier supplied the calculation set.



How the appraisal was calculated

COMPARABLE-SALES EVIDENCE

How the market evidence was assembled

A consistent set of recent, same-street sales matches the property type and size cohort. Those transactions establish the micro-market baseline; nearby streets remain contextual evidence and do not dilute the street value.

24-month sold window

2,500-3,499ft²

terraced

freehold

Same-street micro-market

pre-1914

PREVIOUS SALE - CROSS-CHECK ONLY

£2,450,000 registered on 18 Mar 2024

This is shown as a separate reasonableness cross-check using the dated local £/ft² index. It does not enter the Indicative Value calculation.

Not included in the Indicative Value to avoid counting the subject property's sale twice.

DATED-INDEX CROSS-CHECK

£2.41m

-1.8% cumulative local movement since sale

SUPPLEMENTARY POSTCODE CROSS-CHECK

3 recent postcode sales were paired with usable floor-area records

This is a separate data-quality check, not the appraisal evidence set. PropertyData returned 100 recent raw Price Paid records for the postcode without first applying the appraisal's property-type, size or value filters. The 2 qualifying sales are identified separately in the Qualifying Sales Schedule.

Unmatched raw postcode records are excluded from this supplementary check; they do not reduce or replace the qualifying-sale count.



QUALIFYING SALES

2

2 on the same street

AS-RECORDED SOLD £/FT²

£780

Before market movement to appraisal date

INDEX-ADJUSTED £/FT²

£765

Dated local £/ft² index applied. See Local Market Movement, page 5.



OBSERVED RANGE

£750-£780

Sold £/ft² within the evidence set



SEARCH COVERAGE

Same-street
micro-market
1 nearby sale held as context



EVIDENCE REGENCY

10 months

Average age of selected completed sales



How the appraisal was calculated continued

LATEST LOCAL 12-MONTH MARKET CONTEXT

-2.8% year-on-year local sold £/ft²

This is the latest year-on-year movement in the local sold £/ft² index – the 12 months to 1 Jul 2026. It is market context only. It can differ from the weighted dated-index adjustment in the valuation bridge because each selected sale is adjusted from its own transaction date to the appraisal date.

PropertyData local sold GBP/ft² growth – Latest available – July 2026 – Index coverage 1 Jan 2024 to 1 Jul 2026

£/FT² EFFECT

-£15/ft²**£/ft² reconciliation**

Subject property: 3,294ft²

Applied to subject: £765/ft²

£705

£827

● As-recorded comparable average

● Time-adjusted comparable average

● Applied after property adjustments

Evidence ladder

The Engine tests the subject street and immediate one-mile area before relying on wider evidence. Confidence then reflects the actual distance distribution, not the postcode label alone.

**Same street** 2 qualifying sales

The strongest location match: qualifying sales on the subject street.

Evidence set selected

2

Surrounding streets

Adds qualifying sales within one mile when the subject street has fewer than four.

Not needed

3

Full postcode

Expands across the full postcode while keeping the property filters.

Not needed

4

Broader local area

A wider local search used only when tighter evidence is insufficient.

Not needed



How the appraisal was calculated continued

VALUATION RECONCILIATION

From comparable evidence to Indicative Value

Each adjustment is shown separately so the final appraisal can be followed and questioned.

STAGE	ADJUSTMENT	AMOUNT	VALUE AFTER
Comparable sales as recorded Subject floor area multiplied by the weighted sold £/ft² from the selected comparison set.	Starting point	N/A	£2.57m
Weighted dated-index adjustment applied to the selected sales This is the effective weighted adjustment actually applied to the selected comparable sales. Each sale is adjusted from its individual transaction date to the appraisal date using the dated local £/ft² index, so it is not expected to equal the latest 12-month market-context figure.	-1.9%	-£50k	£2.52m
Condition evidence No upward adjustment is applied for newness, recent renovation or warranty status without verified evidence about the condition of the comparable sales.	No change	+£0	£2.52m
Outdoor space, parking and ordinary outbuildings No blanket uplift or discount is applied and ordinary domestic outbuildings do not reduce confidence. Any value effect must be demonstrated by completed comparable sales.	No change	+£0	£2.52m
Riverside setting No direct river frontage or uninterrupted principal river view has been declared, so no waterside adjustment is made.	No change	+£0	£2.52m
Indicative evidence-led value			£2.52m



Evidence Confidence Score



EVIDENCE CONFIDENCE

87 / 100

High

Confidence measures the amount (and closeness) of the evidence for this property, not the official band or the outcome of any later decision. In this model, 85 or above is strong. Scores from 70 to 84 demonstrate sufficient evidence still exists to support the appraisal's conclusions. Scores below 70 are limited and produce a wider Valuation Range.

What this score means

The available evidence is sufficiently strong for the automated appraisal to stand without an independent valuation.

The factor scores below show how that overall result was calculated.

Comparable volume

7/20

2 qualifying sales were available in the selected search tier.

Location proximity

30/30

2 qualifying transactions are on the subject street.

Sale recency

15/15

The qualifying sales are 10 months old on average. All fall within the 24-month evidence window and are adjusted using the dated local £/ft² index, so age alone does not reduce this score.

Recorded property fit

15/15

97% average floor-area similarity, with property type matched. Tenure is also matched across the selected sales. Verified construction age is also matched.

Price consistency

10/10

The selected £/ft² evidence has a 1% spread around its average.

Model suitability

10/10

The property is reported to be typical of nearby homes, so local transactions are more likely to be transferable. No detached residential annexe is reported; ordinary domestic outbuildings are neutral. No distinctive riverside setting is reported.

Recorded property fit covers the structured characteristics available for each sale. Your own condition answers are accounted for separately in the valuation reconciliation.



Sources and supporting evidence

Evidence summary

Comparable coverage

context

2 qualifying sales were found across same street, after applying the 24-month, 2,500–3,499ft², property type and tenure filters, plus verified construction age.

Sold £/ft² benchmark

context

The weighted transactions average £780/ft² as recorded and £765/ft² after dated-index adjustment, with an adjusted range of £750–£780/ft².

Local market movement

downward

The retrieved local sold £/ft² measure is 2.8% lower year on year. This latest movement is contextual only; older transactions use the actual dated local index ratio across their own sale periods.

Property profile

context

terraced, 5 bedrooms, 3,294ft² and freehold, with verified construction age pre-1914.

Condition evidence

neutral

No upward allowance is applied for newness, recent renovation or warranty status because the aggregate comparable data does not verify the condition of each sale.

Property typicality

context

The property is reported to be typical for its street or local area. The typicality assessment is included in the evidence-confidence score.



Sources and supporting evidence continued

EVIDENCE SUMMARY CONTINUED

Detached residential annexe

context

No detached building with its own kitchen, bathroom and sleeping accommodation has been reported. Ordinary domestic outbuildings remain neutral.

Riverside setting

context

No direct river frontage or uninterrupted principal river view has been reported.

Outdoor space, parking and ordinary outbuildings

context

No standalone value adjustment or confidence penalty is applied. These features may affect saleability, but any monetary effect must be supported by completed-sale evidence.

Newness, renovation and warranty

context

Newness, renovation recency and warranty status receive no automatic uplift while the condition of the aggregate comparable sales remains unknown.

Threshold context

context

Within the model's 5% evidence range, a Band 1 case for this property is reasonably supportable. The 2026 Property Evidence Appraisal sets out the named comparables, adjustments and limitations behind that position, creating a dated record for comparison with the official band when available. As any valuation – especially one involving mass algorithmic datasets – involves judgment rather than mathematical certainty, the evidence suggests a valuation at the lower end of the range is defensible.



Sources and supporting evidence continued

Where the evidence comes from

The live Engine retains the source and freshness of every material input used in the appraisal.

HM Land Registry Price Paid ✓ Completed sale prices and transaction dates Monthly in the live connection View source	MHCLG Energy Performance Certificates ✓ Matched internal floor–area evidence Monthly in the live connection View source
PropertyData ✓ Comparable selection, £/ft² statistics and, when the normal comparison set is sparse, address–matched Price Paid and floor–area records At the time of assessment View source	PropertyData local £/ft² growth ✓ Dated local £/ft² index levels used to adjust older transactions, plus the latest year–on–year movement for context Latest available local five–year index View source
PropertyData building record ✓ Construction age band or known build year, only when successfully matched to the subject property Used only when verified View source	Your property answers ✓ Condition, detached residential annexe, riverside setting, documented river rights and material–use details broad datasets cannot see Provided during this assessment See homeowner answers, page 2
Government HVCTS valuation proposal ✓ Comparable–sales method, property attributes and professional valuer review proposed for band decisions Consultation published May 2026 View source	RICS comparable–evidence standard ✓ Framework for weighing similar, recent and verifiable transactional evidence Professional standard reissued April 2023 View source



Sources and supporting evidence continued

WHERE THE EVIDENCE COMES FROM CONTINUED

<p>RICS AVM Roadmap ✓</p> <p>Confidence treatment for unusual property characteristics, sparse market data and uncertain comparable relevance</p> <p>Professional guidance</p> <p>View source</p>	<p>RICS Valuer Registration ✓</p> <p>Professional standard for independent Red Book valuation referrals where automated evidence is insufficient</p> <p>Current professional framework</p> <p>View source</p>
<p>UK House Price Index ✓</p> <p>Current market context by region and property type; the live model uses local evidence rather than a blanket national assumption</p> <p>HM Land Registry May 2026 index</p> <p>View source</p>	<p>Bank of England ✓</p> <p>Interest-rate and transaction-market context, used to interpret confidence but not as a separate value deduction</p> <p>Bank Rate 3.75% June 2026</p> <p>View source</p>
<p>Barclays Bank plc v Christie Owen & Davies Ltd ✓</p> <p>Legal context showing that negligence brackets depend on the facts and should not be applied mechanically</p> <p>[2016] EWHC 2351 (Ch)</p> <p>View source</p>	

KEEPING YOUR APPRAISAL CURRENT

Refreshing your appraisal

If you wish to update your appraisal in future with the latest data, you may request a 'refresh' version free of charge – we will soon introduce online self-service to enable this. In the meantime, if you want an updated appraisal please email info@MansionTaxChecker.co.uk from the email address used for your order, quoting the property address and appraisal reference.

A refresh uses the property information and evidence available on the date it is prepared and is issued as a newly dated PDF. Your original appraisal remains a record of the evidence available at its original preparation date.



AFTER OFFICIAL BANDING

£199

Optional self-submission pack

Available where the evidence supports a challenge. The planned pack will include an updated Appraisal and an editable solicitor-written covering letter referring to the available evidence and relevant valuation principles.



How the appraisal was calculated continued

Data selection and model specification.

This section explains the data, rules, calculations and limitations used to produce this Appraisal. It is intended to make the result reproducible and to avoid presenting the Engine's output with misleading precision.

1. PURPOSE AND OUTPUTS

The Engine is an automated evidence appraisal, not a RICS Red Book valuation. It reports one central Indicative Value, an Evidence Range, a possible band position, an evidence-confidence score and any recommendation for independent professional review. The Valuation Office determines the official band.

2. DATA USED FOR THIS APPRAISAL

Assessment date: 15 Jul 2026. Completed-sale source: PropertyData completed-sales evidence. Source currency: Latest available – July 2026. Subject floor area: 3,294 ft². Selected evidence: 2 transactions. Dated local index source: PropertyData local sold GBP/ft² growth, Latest available – July 2026.

Completed sale prices and dates are combined with matched floor-area records. Property type, tenure and verified construction age are used where available. Homeowner answers supply condition and characteristics that broad datasets may not capture. Missing information is not silently assumed: it either receives no score, leaves value unchanged or triggers a professional-review recommendation.

3. COMPARABLE SELECTION LADDER

The direct search begins with completed sales from the preceding 12 months and may extend the ordinary evidence pool to 24 months when fewer than four qualifying transactions are available or the extension produces a materially closer set. The location search expands only as needed through: same street; surrounding streets within one mile; full postcode; broader local area. The selected set matches the subject's floor-area cohort and property type, and also tenure and verified construction period where those facts are available.

Only when fewer than four qualifying sales remain within 24 months may the Engine admit a sale from months 25–36. It must be on the same street or within one mile, match property type and tenure, have compatible construction evidence where the subject's construction is verified, fall within 10% of the subject floor area and have dated-index coverage. A same-street older sale retains 65% recency weight; another qualifying sale within one mile retains 50%. Older evidence cannot displace a sufficient 24-month set.

This Appraisal selected the same street tier, the 2,500–3,499ft² cohort and a 24-month window. A verified subject-property sale within 36 months is included once when the historic floor-area basis is confirmed; otherwise it remains a separate cross-check.

DIRECT SAME-STREET MICRO-MARKET RULE

Two or more verified direct same-street sales may form a micro-market set when their index-adjusted £/ft² spread is no more than 10%. In that case the street set establishes the baseline and otherwise qualifying nearby transactions are retained as context. The overall confidence score must still reach 85 for the evidence to be classified as strong; a lower score is reflected in the wider Valuation Range rather than triggering an automatic Red Book referral.



How the appraisal was calculated continued

Index adjustment and comparable weighting.

4. SALE-DATE INDEX ADJUSTMENT

Adjusted £/ft² = recorded £/ft² x (latest local £/ft² index / sale-date local £/ft² index)

The sale-date index is linearly interpolated between available dated observations. If the index does not cover a transaction, its recorded figure is retained, no recent annual rate is projected backwards and confidence is reduced. The latest annual movement is contextual only. Index adjustment addresses broad local market movement; it cannot fully correct for renovation or deterioration after the sale, micro-location differences, unusual sale circumstances or changes in buyer preferences.

5. WEIGHTING FORMULA

Combined comparable weight = location weight x size weight x any older-sale recency weight. Weighted adjusted £/ft² = sum(adjusted £/ft² x combined weight) / sum(combined weights).

Location weights: same street 1.00; surrounding streets 0.90; full postcode 0.78; broader local area 0.60. For a direct comparable, size weight equals one minus the proportional floor-area difference, constrained to 0.65–1.00. A different-size same-street location anchor uses the same calculation constrained to 0.35–0.85. For months 25–36, the additional recency weight is 0.65 on the same street and 0.50 elsewhere within one mile.

PROPERTY-SPECIFIC COMPARABLE WEIGHTS

DETAILED WEIGHT AND CONTRIBUTION SCHEDULE

The Evidence Appraisal identifies every relied-upon comparable and shows its sale-date index adjustment, location weight, size weight, combined weight and contribution to the central Indicative Value.

REDACTED FROM THIS ILLUSTRATIVE SAMPLE

Resulting weighted recorded £/ft²: £780. Resulting weighted index-adjusted £/ft²: £765.

The observed comparable range is calculated separately by sorting the adjusted £/ft² figures and selecting the discrete 10th- and 90th-percentile positions, rounded to the nearest £5/ft². With a small comparison set these positions may be the minimum and maximum. This observed range does not directly set the property's Evidence Range.