

Assessment Market Study

SJD has worked with many of its Associations to determine how assessment amount can affect property values and resale. As with any condominium, the pressure to keep assessments to a minimum is strong. However, when critical maintenance arises, the strain of special assessments can be devastating to owners. These projects involve polling similar buildings and sharing financial information in order to obtain relevant comparisons. These financials are then compared to planned maintenance and other critical factors such as age of mechanicals etc. A savings rate is then applied to budget amounts to help Associations plan for future projects. This kind of study is very affective when done in conjunction with a reserve study.