ABSTRACT

To start or develop the business, financial problem is the main obstacle to obtain the money for business. One of the solution for this problem is to propose the collateral to bank instance. Collateral is warranty to obtain credit that be given from bank to gain trust from customer, if the customer can not repay the financing within deal that approved so the collateral can be sold or moved to bank. Real property is one of that can be collateralized, in this case, customer’s house is become collateral.

The purpose of the this final project is to found market value indication and collateral value for a house at Semolowaru Selatan XII Surabaya.

Market value obtained by used cost approach method and market data comparison to gained property value indication for each method. In cost approach method obtained by building value indication and land value indication. Building value indication obtained by calculated the new building production then minus the depreciation. Land value indication obtained by used market data comparison around the area. Market value obtained by gave a heaviness for each property value indication.

Collateral value obtained by separated the building value indication and land value indication from cost approach method, then reconciled with percentage for each value indication based on terms and conditions from 3 (three)
bank that be indicated. Collateral value obtained by considered the loan restoration and gained the biggest collateral value from the 3 bank.

From those explanation, obtained market value for the object of study is Rp. 1.437.000.000 (one billion four hundred thirty seven million rupiah) and the collateral value for the object of study is Rp. 1.241.000.000 (one billion two hundred fourty one thousand rupiah).

**Keywords**: collateral, appraisal, house