



Syllabus Course Program



Analytical Valuation Methods: Assets Market Value

Specialty

071 - Accounting and taxation

Institute

Institute of Education and Science in Economics,
Management and International Business

Educational program

Accounting, audit and taxation

Department

Accounting and Finance (205)

Level of education

Master's level

Course type

Special (professional), Optional

Semester

2

Language of instruction

English,

Lecturers and course developers

**First name and surname**

maryna.tkachenko@khipi.edu.ua

PhD in Economic Sciences, Associate Professor, Associate Professor of
Accounting and Finance Department

Over 13 years of work experience. Author of more than 50 scientific and educational-methodical works. Leading lecturer in the following disciplines: "Enterprise tax and fee budgeting", "Financial Services Market", "Analytical Valuation Methods: Assets Market Value", "Project analysis and business planning"

[More about the lecturer on the department's website](#)

General information

Summary

The course holds significant importance for the future master in the field of accounting and finance, as it allows uncovering the essence and nature of market valuation of economic objects, studying and comprehensively evaluating existing methodologies for assessing economic objects in the country and globally, and finding ways to improve and practically apply them.

Course objectives and goals

To develop students' competencies in understanding the general principles of applying methods for assessing the market value of economic objects, fostering skills in collecting, processing, and analyzing information necessary for evaluation, making informed choices of criteria for assessment, and cultivating the ability and practical skills to apply acquired knowledge in the practice of evaluating the market value of economic objects.

Format of classes

Lectures, practical sessions, consultations, independent work. Final assessment – tests.

Competencies

GK06. Ability to search, process and analyze information from various sources

GK11. Ability to assess and ensure the quality of work performed.

PC01. The ability to form and use accounting information to make effective management decisions at all levels of enterprise management in order to increase the efficiency, effectiveness and social responsibility of business.

PC05 The ability to apply methods and techniques of analytical support for modern management systems, taking into account the enterprise's development strategy in conditions of uncertainty, risk, and/or asymmetric information.

PC07 The ability to formulate tasks, improve methodologies, and implement modern methods of financial and managerial accounting, analysis, audit, and taxation in accordance with the strategic goals of the enterprise.

Learning outcomes

LO10 Collecting, evaluating, and analyzing financial and non-financial data to generate relevant information for the purpose of making managerial decisions.

LO12. To justify innovative approaches to information support of the system of control over the use of resource potential of economic entities and public sector bodies, taking into account the strategy of business development.

LO17 Preparing and justifying conclusions for advising owners, management of the business entity, and other information users in the fields of accounting, analysis, control, audit, and taxation.

Student workload

The total volume of the course is 120 hours (4 ECTS credits): lectures - 32 hours, practical classes - 16 hours, self-study - 72 hours.

Course prerequisites

For successful completion of the course, it is necessary to have knowledge and practical skills in the following disciplines: "Management information systems in finance and accounting", "Tax management", "International financial reporting standards"

Features of the course, teaching and learning methods, and technologies

Problem-based lectures are one of the most important elements of problem-based learning for students. Along with the review of the main lecture material, they involve the identification and consideration of a range of problematic issues of a debatable nature that are insufficiently developed in science and are of current importance for theory and practice. Problem-based lectures are characterised by in-depth argumentation of the material being taught. They contribute to the development of independent creative thinking in students, and instil in them cognitive skills. Students become involved in scientific research and problem solving.

Discussions involve the exchange of opinions and views of participants on a given topic (issue), and also develop thinking, help to form views and beliefs, develop the ability to formulate thoughts and express them, teach them to evaluate other people's proposals, and to be critical of their own views.

Presentations are speeches to the audience used to present certain achievements, group work results, individual task reports, project work. Presentations can be both individual, for example, a presentation by one student, and collective, that is, presentations by two or more students.

A mind map is a visual tool for organising information that helps to structure thoughts and ideas using a graphic representation. It is a diagram where the main idea or concept is placed in the centre, and related concepts, topics or subtopics extend from it as branches.

Program of the course

Topics of the lectures

Topic 1. Theoretical foundations of valuation of assets market value

Essence of market value valuation. Types of values determined during assessment.

Objects of market value valuation. Subjects involved in the valuation of the assets market value.

Topic 2. Normative and legal foundations of assets market value assessment

Legal regulation of appraisal activities in Ukraine. Professional appraisal activities.

Standards for market value assessment. Normative-legal and methodological framework for market value assessment.

Topic 3. Organizational and managerial aspects of assessment activities

Structure and stages of market value assessment. Information support for the assessment process. Report on market value assessment. Organization of the market value assessment process.

Topic 4. Income-based approach to the valuation of assets market value

Economic essence of the income approach to assessment. Direct capitalization method. Discounted cash flow method.

Topic 5. Valuation of assets market value using the assets-based approach methods

General characteristics of the cost approach. Methods for calculating reproduction cost and replacement cost. Net asset value method. Liquidation value method.

Topic 6. Valuation of assets market value using the market-based approach methods

Features of applying the comparative approach. Principles of selecting comparable assets. Characteristics of price multiples. Adjustment and methods of adjustment.

Topic 7. Valuation of real estate market value

Essence of the "real estate" category. Characteristics of major real estate objects. Methods for assessing real estate objects.

Topic 8. Valuation of land market value

Purpose and functions of land assessment. Normative price and market value of land plots. Main methods of expert land assessment.

Topic 9. Valuation of machinery, equipment, and vehicles market value

Non-current assets as economic objects for market value assessment. Main methods for assessing machinery and equipment. Methods for assessing the market value of vehicles.

Topic 10. Valuation of intangible assets market value

Characteristics of intangible assets. Features of assessing the market value of intangible assets, its application area. Methods for assessing the market value of intangible assets.

Topic 11. Valuation of business market value

Analytical methods for assessing the market value of enterprises. Business valuation methods. Features of assessing the value of an integrated property complex.

Topics of the workshops

Topic 1. Theoretical foundations of valuation of assets market value

Objects for market value assessment and their classification. Assets and property as objects for market value assessment.

Topic 2. Normative and legal foundations of assets market value assessment

Topic 3. Organizational and managerial aspects of assessment activities

Topic 4. Income-based approach to the valuation of assets market value

Market value assessment using the direct capitalization method. Market value assessment using the discounted cash flow method.

Topic 5. Valuation of assets market value using the assets-based approach methods

Market value assessment using the direct reproduction method. Market value assessment using the replacement method.

Topic 6. Valuation of assets market value using the market-based approach methods

Market value assessment using the sales comparison method. Application of the income capitalization method and industry coefficient method for determining the market value of economic objects.

Topic 7. Valuation of real estate market value

Assets-based approach in real estate assessment. Income-based approach in real estate assessment. Market-based approach in real estate assessment.

Topic 8. Valuation of land market value

Normative monetary assessment of land. Expert monetary assessment of land.

Topic 9. Valuation of machinery, equipment, and vehicles market value

Topic 10. Valuation of intangible assets market value

Methods for assessing intellectual property objects. Methods for determining royalty rates.

Topic 11. Valuation of business market value

Income-based approach in business market value assessment. Asset-based approach in business market value assessment. Market-based approach in business market value assessment.

Topics of the laboratory classes

Laboratory sessions are not included.

Self-study

The course involves the implementation of an individual task in the form of a control work containing theoretical and practical parts, where the student must show knowledge, understanding and ability to work with information sources, analyze digital data, independently teach a personal point of view, summarize theoretical and practical material, draw conclusions and suggestions

Course materials and recommended reading

1. Charles Sunnucks The Company Valuation Playbook: Invest with Confidence. 2021 - 228 p.
2. Doblas, M.P, Lagaras, M.C.P., and Enriquez, J.A. 2020. Price to Earnings and Price to Book Ratios as Determinants of Stock Return: The Case of Financial Institutions Listed in Bahrain Bourse. Journal of Applied Economic Sciences, Volume XV, Fall, 3(69): 532-539.
3. International Private Equity and Venture Capital Valuation (IPEV) Guidelines. December 2018. URL: <https://www.privateequityvaluation.com/Portals/0/Documents/Guidelines/IPEV%20Valuation%20Guidelines%20-%20December%202018.pdf>
4. Koliesnichenko A., Tkachenko M. Financial reporting diagnostics for the balance sheet components modeling. Philosophy, Economics and Law Review, 2023. Vol. 1.
5. Krishna G. Palepu and Paul M. Healy. Business Analysis & Valuation: Using Financial Statements, 5th edition, South-Western, Cengage Learning, 2013
6. Sinem Derindere Koseoglu, Saad Salman Awad Almeany. Introduction to Business Valuation. January 2020. URL: https://www.researchgate.net/publication/338306623_Introduction_to_Business_Valuation
7. Tim Koller, Marc Goedhart, David Wessels Measuring and Managing the Value of Companies, University Edition. 2020. 96

Assessment and grading

Criteria for assessment of student performance, and the final score structure

The final grade of 100% is composed of assessment results in the following format: completion of a calculation task (30%), independent student work, which includes presentations on course topics and participation in practical sessions (30%), and a final control test in the form of online quizzes (40%). Final assessment – tests - includes: 2 theoretical questions 2 practical task of varying difficulty levels.

Grading scale

Total points	National	ECTS
90–100	Excellent	A
82–89	Good	B
75–81	Good	C
64–74	Satisfactory	D
60–63	Satisfactory	E
35–59	Unsatisfactory (requires additional learning)	FX
1–34	Unsatisfactory (requires repetition of the course)	F

Norms of academic integrity and course policy

The student must adhere to the Code of Ethics of Academic Relations and Integrity of NTU "KhPI": to demonstrate discipline, good manners, kindness, honesty, and responsibility. Conflict situations should be openly discussed in academic groups with a lecturer, and if it is impossible to resolve the conflict, they should be brought to the attention of the Institute's management.

Regulatory and legal documents related to the implementation of the principles of academic integrity at NTU "KhPI" are available on the website: <http://blogs.kpi.kharkov.ua/v2/nv/akademichna-dobrochesnist/>

Approval

Approved by

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