

Mastering Fair Value Measurement: A Comprehensive Technical Guide to IFRS 13 and FASB ASC 820

Published: June 28, 2026 | Index ID: #536

In the modern landscape of financial reporting, the shift from historical cost accounting toward **Fair Value Measurement (FVM)** represents one of the most significant evolutions in global accounting standards. Traditionally, assets were recorded at their acquisition price, but as financial markets became more complex and volatile, stakeholders demanded more relevant, real-time data regarding the current worth of an entity's holdings. This demand culminated in the issuance of **IFRS 13 Fair Value Measurement** by the International Accounting Standards Board (IASB) and **FASB ASC 820** by the Financial Accounting Standards Board (FASB) in the United States. These standards provide a unified framework for measuring fair value and require extensive disclosures about those measurements.

For technical accountants, auditors, and financial analysts, understanding the nuances of fair value is no longer optional—it is a core competency. This guide provides an in-depth exploration of the theoretical frameworks, valuation hierarchies, and practical implementation strategies for fair value measurement in both the private and public sectors, including specific considerations for bodies like **CIPFA/LASAAC** and **IPSASB**.

1. The Conceptual Framework of Fair Value

At its core, IFRS 13 defines fair value as: "**The price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.**" This definition establishes four critical pillars that distinguish fair value from other measurement bases like value-in-use or net realizable value.

The Exit Price Objective

Fair value is strictly an **exit price**. It does not represent the price paid to acquire the asset (entry price), but rather the proceeds that would flow to the entity if it were to dispose of the asset or transfer the liability. This distinction is vital because transaction costs incurred at the time of acquisition are generally excluded from the fair value of the asset itself.

The Orderly Transaction

Measurement assumes an **orderly transaction**. This means the transaction is not a forced liquidation or a distressed sale. It assumes a period of exposure to the market to allow for usual and customary marketing activities. If a market is inactive, the transaction may still be orderly, provided there wasn't a compelled requirement to sell immediately.

Market Participants

Fair value is a **market-based measurement**, not an entity-specific measurement. The measurement must reflect the assumptions that market participants would use when pricing the asset or liability. These participants are assumed to be:

- Independent: They are not related parties.
- Knowledgeable: They have a reasonable understanding of the asset or liability.
- Able: They have the legal and financial capacity to enter into the transaction.

- Willing: They are motivated but not forced or otherwise compelled.

2. The Fair Value Hierarchy: Levels 1, 2, and 3

To increase consistency and comparability in fair value measurements, IFRS 13 and ASC 820 establish a **fair value hierarchy**. This hierarchy prioritizes the inputs used in valuation techniques, giving the highest priority to quoted prices in active markets and the lowest priority to unobservable inputs.

Hierarchy Level	Input Description	Reliability & Observability	Typical Examples
Level 1	Quoted prices (unadjusted) in active markets for identical assets or liabilities.	Highest: Purely market-driven and observable.	Listed stocks (NYSE/LSE), Exchange-traded derivatives, G7 Government Bonds.
Level 2	Inputs other than quoted prices included within Level 1 that are observable directly or indirectly.	Medium: Requires some professional judgment or interpolation.	Interest rate swaps, corporate bonds, residential property in active neighborhoods.
Level 3	Unobservable inputs where market data is unavailable.	Lowest: Highly dependent on internal entity-specific assumptions.	Private equity investments, complex bespoke derivatives, specialized industrial PPE.

Level 1: The Gold Standard

Level 1 inputs are the most reliable. If an entity holds 1,000 shares of a company traded on an active exchange, the fair value is simply the number of shares multiplied by the closing price. No adjustments are allowed, even if the entity holds a large block of shares (the "blockage factor" is generally prohibited).

Level 2: Observable Adjustments

Level 2 inputs include quoted prices for **similar** assets in active markets, or identical assets in markets that are **not active**. It also includes observable inputs such as interest rates, yield curves, and implied volatilities. A common example is valuing a building by comparing it to similar properties sold recently in the same geographic area.

Level 3: Unobservable Inputs

Level 3 measurements are often referred to as "mark-to-model" rather than "mark-to-market." Entities must use the best information available, which might include their own data. However, the objective remains the same: what would an **external** market participant pay?

3. Valuation Techniques and Methodologies

When measuring fair value, an entity must use valuation techniques that are appropriate in the circumstances and for which sufficient data are available. Three broad approaches are recognized:

The Market Approach

This approach uses prices and other relevant information generated by market transactions involving identical or comparable (i.e., similar) assets, liabilities, or a group of assets and liabilities. **Matrix pricing** is a common market approach technique used to value debt securities without relying exclusively on quoted prices for specific securities.

The Income Approach

The income approach converts future amounts (e.g., cash flows or income and expenses) to a single current (i.e., discounted) amount. The fair value measurement is determined on the basis of the value indicated by current market expectations about those future amounts. Common models include:

- Discounted Cash Flow (DCF): Calculating the present value of projected future earnings.
- Option Pricing Models: Such as Black-Scholes-Merton or Binomial models for financial derivatives.
- Multi-period Excess Earnings Method (MEEM): Often used for intangible assets.

The Cost Approach

Also known as the **current replacement cost** approach, this reflects the amount that would be required currently to replace the service capacity of an asset. This is frequently used for specialized property, plant, and equipment (PPE) in the public sector where there is no active market for the specific asset in its current use.

4. Measurement in the Public Sector: CIPFA and LASAAC

The application of fair value in the public sector introduces unique challenges. As noted in the **CIPFA/LASAAC** Code of Practice on Local Authority Accounting, the measurement of "surplus assets" must be at fair value. However, many public sector assets are held for their service potential rather than for generating cash flows.

Operational vs. Surplus Assets

In the public sector, assets used to deliver services (like schools or hospitals) are often measured at **Current Value** (Current Service Potential) rather than Fair Value. However, once an asset is declared surplus to requirements, **IFRS 13** rules apply strictly. This shift requires local authorities to assess the **Highest and Best Use (HBU)** of the asset.

Highest and Best Use (HBU)

For non-financial assets, the fair value measurement takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use. HBU must be:

1. Physically Possible: Considering the size, layout, and condition.
2. Legally Permissible: Considering zoning, building regulations, and protected status.
3. Financially Feasible: Whether the use generates enough income to justify the investment.

An example would be a closed community center in a residential area. While its current use is a "center," its HBU might be "residential development." The fair value would be based on what a developer would pay for the land, minus demolition and conversion costs.

5. Step-by-Step Practical Implementation Guide

To ensure a robust and auditable fair value measurement, technical writers and accountants should follow this structured workflow:

Step 1: Determine the Unit of Account

Identify whether the asset or liability should be measured on a standalone basis or as part of a group. For instance, a machine might be valued individually, while a portfolio of financial instruments might be valued as a net position if the entity manages market risk on a net basis.

Step 2: Identify the Principal or Most Advantageous Market

The entity must determine the market in which it normally transacts. The **Principal Market** is the market with the greatest volume and level of activity. In the absence of a principal market, the **Most Advantageous Market** is used (the one that maximizes the amount received or minimizes the amount paid, after taking into account transaction and transport costs).

Step 3: Select Appropriate Valuation Techniques

Choose between Market, Income, or Cost approaches. If multiple techniques are used, the results should be evaluated for consistency. A significant divergence between a DCF model and a market comparison might indicate that the inputs are flawed.

Step 4: Determine Inputs and Hierarchy Level

Maximize observable inputs. If using unobservable (Level 3) inputs, document the rationale and the sensitivity of the fair value to changes in those inputs. This is a primary focus for auditors under **PCAOB** or **IAASB** standards.

Step 5: Calculate and Review

Apply the mathematical models. For the Income Approach, ensure the discount rate reflects the risk profile of the asset. For example, the **Weighted Average Cost of Capital (WACC)** or the **Capital Asset Pricing Model (CAPM)** might be used to derive an appropriate discount rate.

6. Comparison Matrix: IFRS 13 vs. Historical Cost

Feature	Historical Cost	Fair Value (IFRS 13)
Objective	Verifiability based on past transactions.	Relevance based on current market conditions.
Timing	Static; updated only for depreciation/impairment.	Dynamic; remeasured at each reporting date.
Market Perspective	Entity-specific (what the entity paid).	Market-participant-specific (what the market would pay).
Transaction Costs	Capitalized into the asset cost.	Excluded from measurement (but considered in determining most advantageous market).

7. Common Pitfalls and Troubleshooting

Despite the clarity of the standards, several operational challenges frequently arise during the measurement process. Recognizing these failure modes early is essential for technical accuracy.

The "Cheap Option" Trap in Level 3

Entities often default to using their own internal budgets as the primary input for Level 3 DCF models. However, auditors will challenge whether these internal projections represent a "market participant" view. If the entity has proprietary technology that makes it more efficient than its competitors, the fair value should **not** include that entity-specific synergy unless any market participant could also achieve it.

Neglecting the Principal Market

A common error is searching for the most advantageous market before checking for a principal market. IFRS 13 states that if there is a principal market for the asset, the price in that market **must** be used, even if the price in another market is potentially more advantageous.

Inconsistency in Discount Rates

When using the income approach, the discount rate and the cash flows must be consistent. For example, if cash flows are **post-tax**, the discount rate must be **post-tax**. If cash flows include inflation, the discount rate must be a **nominal** rate. Mixing real rates with nominal cash flows is a frequent source of valuation error.

8. Emerging Trends: IPSASB and Public Sector Measurement

The **International Public Sector Accounting Standards Board (IPSASB)** has recently been working on its own measurement project to align more closely with IFRS 13 while acknowledging the unique nature of the public sector. One of the key debates is the use of **Current Operational Value**. Unlike Fair Value, which focuses on an exit price in the open market, Current Operational Value focuses on the value of the asset to the entity in its current use for service delivery.

For technical writers documenting these changes, it is important to distinguish between:

- Fair Value: Used for investment properties and surplus assets.
- Current Operational Value: Proposed for assets held for their service potential.
- Historical Cost: Still used for many classes of equipment and heritage assets.

9. Synthesis: The Strategic Value of FVM

While often viewed as a complex compliance exercise, Fair Value Measurement provides invaluable transparency. It forces entities to confront the economic reality of their balance sheets. For local authorities under the **CIPFA** framework, it highlights the opportunity cost of holding onto surplus assets that could otherwise be liquidated or repurposed to meet community needs.

In the private sector, FVM ensures that investors are not misled by "stale" book values, especially in volatile sectors like real estate and financial services. As we move toward a more digital economy, the principles of IFRS 13 will continue to be tested by new asset classes such as cryptocurrencies and carbon credits. The fundamental requirement remains the same: identify the market, understand the participant, and select the most observable inputs available.

By adhering to the rigorous hierarchy and documented valuation techniques outlined in this guide, organizations can produce financial statements that are not only compliant but also serve as a true reflection of their economic position in an ever-changing global marketplace. Accuracy in fair value measurement is the cornerstone of trust in financial reporting, bridging the gap between internal accounting and external market realities.

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- [The Definitive Technical Guide to Intermediate Accounting: Mastering IFRS Frameworks and Financial Reporting](http://alghafgolden.com/technical-guide-intermediate-accounting-ifrs-frameworks.pdf)

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