

ACCOUNT OF THE «TYPE OF PERMITTED USE» FACTOR UNDER EXPERT EVALUATION OF THE CADASTRAL VALUE OF THE HUMAN SETTLEMENT

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This work is a continuation of research in the development of scientific and methodological support for the reassessment in a controversial manner of the cadastral value of land settlements, as outlined in our works.

The modern regulatory and methodological base of the state cadastral assessment (SCA) ensures that one of the most significant factors of the cadastral value of land in settlements is taken into account – the factor «type of permitted use (TPU)» – only at a qualitative level.

The article contains a description of the methodological and technological solution developed by the author for quantitative accounting of the TPU factor of the lands of settlements (LS) and, in particular, the lands of settlements for production purposes (LS PP).

Proposed: A method for quantitative accounting for the TPU LS factor (SKU VNP ZNP); The list of typical indicators of factor TPU LS PP; Scale of ranking of typical indicators of factor TPU LS PP.

The methodological and technological support developed by the author makes it possible, through quantitative accounting, for the VNP SRI factor and, in particular, for the VNI VNP PN factor, in the computational models of individual-expert assessment of the cadastral value realized by the Direct Sales Comparison Method - to take into account the individual characteristics of the objects being evaluated and their environment in the context of the factor CID, which have a significant impact on the value of the cadastral value, are not currently reflected in the conduct of T-bills.

Key words: state cadastral valuation of land settlements, the cadastral value of land settlements, the cadastral value of land settlements for industrial purposes, the factor cadastral value of land settlements, the permitted use of land settlements, the type of permitted use of land settlements for production purposes.

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