

## **ANALYSIS OF PRICE-FORMING FACTORS IMPACTING CADASTRAL PROPERTY VALUE**

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The Russian property register is one of the largest in the world. Nowadays it contains information about more than 161 million property objects. For such a huge number of property objects is conducted the value assessment not rarely than one time in 5 years. The applied mass assessment methods give the wrong assessment result of the cadastral value. Normative and legal acts and methodological instructions for cadastral assessment performing, approved recently, are aimed at its quality improvement and more accurate correspondence of cadastral value to its market one. In connection with this, one of the tasks is taking into account as more price-forming factors as possible. As they (the factors) influence the cadastral value. The article gives the existing classification of the price-forming factors both on the type and three levels of territorial coverage. It shows the enlarged classification scheme of property objects. There performed the calculations, showing that the cadastral value of capital construction objects is greatly influenced by its physical characteristics: the year of construction, the percent of physical wear and number of stories. The factor of the second level, the location of the property object, when conducting the cadastral assessment, is also the one of the basic ones in price-forming. Together with these, the object price can be influenced by other price-forming factors. As a practical experiment was performed the analysis of great retail- and leisure complexes influence on the price of cadastral and market value of the property objects. It is stated that this influence can compose up to 50 % of increasing market property value. The article contains the conclusion, that one of the main criterion of land policy efficiency, together with the availability of the land resources and the possibility of providing all the interested subjects of land relations, is fair determination of cadastral value and the organization of operating informational support of the land-property participants.

**Key words:** cadastral assessment, assessment method, land parcel cadastral value, price factor, property object, physical characteristics of property, efficiency criteria, cadastral value revision.

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