

MODELING CADASTRAL VALUE OF ASSOCIATIONS OF PRIVATE GARDENERS' LANDS OF THE REPUBLIC OF CRIMEA

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The article reviewed the problems of statistic modeling of cadastral value of land plots in comparative approach frames to the valuation of real estate objects. Assembled and analyzed the market of land plots for statistic modeling and necessary market information about comps. Structure and information about plots of land value is also defined. Statistic modeling is built and cadastral value calculation of associations of private gardeners' lands of the republic of Crimea is carried out. Listed price factors in the model result in maximum value of determination factor and observation of threshold values such criteria as standard error, mean relative error and Fisher's ratio test. The results of cadastral valuation according to the administrative formations and cartogram of cadastral value of associations of private gardeners' lands of the republic of Crimea have been included. The results of cadastral valuation can be used for substantiation of land tax and payment for the land rent.

Key words: cadastral valuation, plots of land, associations of private gardeners, market information, comps, price factors, statistic model, land tax.

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