

CORRECTING THE STATE CADASTRAL ASSESSMENT RESULTS OF LOCAL RESIDENTIAL LANDS

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The modern system of state cadastral assessment (SCA) in Russia is designed for mass valuation of real estate – to evaluate groups of objects, which does not allow to ensure the proper reliable level of cadastral value (CV) for each individual object which is the subject to cadastral assessment. In this regard, the task of developing scientific and methodical support for correcting the results of the SCA obtained by mass assessment methods becomes particularly relevant. First of all, this applies to land plots of the category "residential lands" (RL) – objects that are most involved in the economic turnover of the country. This topic has become the main content of this article. The scientific and methodological provision of correcting the results of the SCA, based on the expert analytical method of evaluation - the sales comparison method (SCM), the new technological decision of accounting for the factor of VIR in the assessment of the CV, as well as the principle of compliance with the balance of public and private interests – allows to correct the results of the SCA of RL, increasing their reliability within the balance of interests of the state and land users, which is confirmed by the results of the article. The development of this scientific and methodical provision was carried out in accordance with the legal and methodical frameworks of the Russian SCA RF system using decision-making methods: analysis of hierarchies and expert assessments.

Keywords: state cadastral assessment, cadastral value, land settlements, cadastral value factor, type of authorized use

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