

APPLICATION OF QUALIMETRY TO THE ASSESSMENT OF AGRICULTURAL LAND IN CONDITIONS OF UNDERDEVELOPMENT OF THE LAND MARKET

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Due to the underdevelopment of the land market, a huge number of problems in the field of cadastral valuation of agricultural land, there is a need to solve them and to increase the reliability of the evaluation results. In the conditions of the unformed land market, the authors propose the use of the method of qualimetric modeling to assess the lands of this category. In order to implement it, the authors have developed a "tree" of price-forming factors included in the evaluation model, as well as qualimetric scales for each factor, on the basis of which an integral quality indicator is calculated and an optimal dependence reflecting the influence of "price-quality" is revealed. The results of the study allow us to conclude that it is possible to use this method and obtain the value of agricultural land, which is able to reflect modern market realities, create incentives for rational land use, and prevent the disposal of land of this category from economic turnover.

Keywords: qualimetric modeling, agricultural land, cadastral assessment, «tree» of price-forming factors, integral quality indicator

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