

STUDY OF THE IMPACT OF A NON-HOMOGENEOUS URBAN ENVIRONMENT ON THE CADASTRAL COST OF LAND PLOTS

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One of the most informative indicators of a land plot in the USRER is the cadastral value, periodically determined by a special method by certified specialists from budgetary institutions that have recently been part of the state corporation Roscadastre. One of the problems of calculating the cadastral value is the collection and accounting of up-to-date information about the land plot and its environment, followed by the correct implementation of the valuation algorithm. In this regard, the purpose of this work is to study the impact of a heterogeneous urban environment, constantly replenished with new infrastructure facilities as a result of its development and requiring their consideration in the cadastral valuation procedure. At the same time, it was found that the modern practice of assessment does not always use the presence of even existing objects, which served as the basis for this study. Thus, the object of the study was the cadastral value of land plots obtained as a result of the official cadastral valuation in Novosibirsk (land plots from segment 13 "Gardening and horticulture, low-rise residential development") and taking into account the impact of heterogeneities of the urban environment. Analytical selection and correlation-regression analysis of price-forming factors from the list determined by methodological guidelines was performed. As a result, a regression model was obtained that confirmed the hypothesis of a disproportion in the calculation of the cost of land plots in relation to the level of development of the infrastructure of a settlement. In particular, a significant factor is the distance to the center of local education and the existing kindergarten. The main result of the work was a list of qualitative and quantitative characteristics of land plots, the use of which makes it possible to increase the reliability of the results of the state cadastral assessment. The reasons preventing the qualitative determination of the cadastral value are indicated.

Keywords: cadastral valuation, land plots, real estate, correlation-regression analysis, price-forming factor, land tax, developed infrastructure

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