



Problems of Cadastral Evaluation of Land Intended for Non-Agricultural Purposes

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Abstract: The article examines the problems of cadastral valuation of non-agricultural land, in particular, the land of settlements, which is one of the most difficult areas of the practice of land resources assessment, especially notes the fact that for a positive solution to this issue, it is necessary to take into account a number of factors related to the intended use of land resources, natural, economic, social, urban planning and environmental factors, as well as taking into account local characteristics by location of specific land plots. The importance of the data obtained as a result of such work when turning the land plots of a locality into market assets is indicated.

Key words: Land plot, locality, cadastre, valuation, natural, economic, social, environmental, market assets, intended use, local characteristics, costs, income, regulatory assessment.

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Introduction

The rational and effective use of any means of production suitable for the market economy depends, first of all, on how deeply and harmoniously its most important characteristics are studied. This rule is primarily applied to land intended for land use, in particular for non-agricultural purposes, and their full and correct use in economic sectors can be established on the basis of consistent compliance with the development of a comprehensive set of measures based on and rigorous observance of the experiences accumulated in the practice of land use, as well as the study. This is one of the main problems that must be solved today, especially to recommend the practice of creating such a comprehensive, simple and understandable methodology of cadastral evaluation of land areas for all and the organization of the use of land of non-agricultural importance.

Methodology of scientific research. Non-agricultural land includes, above all, the lands under which the population lives.

The World assessment practice allocates a range of Om alohida that have a great impact on the value assessment of properties, including residential land of the population:

- physical factors-climate, resources, topography of the place, soil and buildings created by man, structures, devices, communal facilities, The Shape of land plots and hack.;
- social factors - pictures of the increase in the number of people in the population punches, lifestyle, the number of family members, the level of crime, pictures of the change in the level of education and etc;
- economic factors - pictures of the level of income, employment, credit policy, interest rates, rates of rent payments, increase or decrease in costs for construction, prices;
- political factors-documentation, building standards and regulations, various services, health and safety, Tax Policy, Environmental Protection.

All the above factors affect the size and play an important role in the formation of cadastral value of the land of the punk population. Taking these into consideration, analytical analysis, account book and monographic research methods were widely used in the study.

Research findings and scientific discussion. It should also be noted that the assessment of the cadastral value of agricultural land is determined by the functions of the land in agriculture as the main means of production, means of Labor and the subject of Labor. Therefore, the basis of the evaluation of such lands are factors that influence the functional nature of land resource on agricultural production (soil fertility, expenditure, income received, etc.). But the non-agricultural land, unlike agricultural land, has a different functional essence (the role of population placement, the main means of production, the production of colorful products, the place of implementation of services and etc.) owner. Alternatively, for example, the essence of separate land plots in the living quarters of the population is rapidly changing. For example, the land plot, which today is occupied by individual residential areas, after a certain period of time, can become a land plot on which the objects of cultural household services for the population are located, or today a general-use land plot, which in the next year is occupied by a production enterprise. In addition, the above-mentioned physical, social, economic and political factors also have a great influence on the value of the land of the living punk of the population. All this is evidenced by the fact that the work on determining the cadastral value of non-agricultural land, including the land of living quarters of the population, is an incredibly complex process.

As the results of the conducted monographic research show, to date, a number of methodologies have been tried to be developed by economists on the determination of the cadastral value of the land of population punk. On the basis of these methodologies, sometimes the features of the land in the quality of real estate lie, while the cost, profitability and comparative comparisons used in the evaluation of these properties lie on the sidelines, sometimes the valuation of the value of objects or engineering infrastructures located on the tops and bottoms of these land plots, the segmentation of the land of So it is natural that the results of such a different district comrades will also be different. Such a situation, without words, limits the scope of the use of the results of assessments, does not allow the population to turn punk lands into market assets.

The development of population punches and, as a result of this, they are achieved due to the increase in the value of land within their borders, mainly due to the transformation of population punches into a place of attraction of labor, capital and entrepreneurship. To do this, wage rates, benefits and interest are used as market cap. From this it becomes clear and clear that the tax policy of the state for the development of population punks will be the decisive factor. The taxes on wages, capital and entrepreneurship reduce the burden on them to increase. It is necessary that the punks of the population, trying to develop, reduce the burden of taxes on these factors, as well

as concentrate on land resources, where there is no possibility to reduce the bulk of them. In such a case, the penetration of labor force, capital and entrepreneurship into the population Punk will increase, the land rent will increase, the level of development will not be affected. It is very important for the population to attract more capital for the development of the punk, when the capital of the because is enough, labor and land will be much more productive, it means that both wages and rent will be higher. Rent is - the economic implementation of land relations in a legal form. Since in practice it is allowed to use land, the payment in the form of rent, which the tenant pays to the landowner (city or state), will naturally be in the form of land rent. No matter what components this payment consists of, the side of commonality with the rent of land for him is that he determines the value of the land, that is, it is the capitalized income as a result of renting the land. Taking into account these, it is necessary to pay special attention to the following rules of printsiplial importance, which will be necessary to establish on the basis of cadastral evaluation of the lands of the population punk:

- the fact that the population punches are different in size, large in size, developed at different levels, provided at different levels with engineering infrastructures does not allow to develop and use a single scale and base normative value for Cadastral evaluation of the land of the population punks in today's conditions;
- the practice of determining the normative value of the land of the population punk in most countries shows that the normative value of the land is not less than 70 - 75 percent of the market value, the difference of the individual cadastral value of the land of the population punk from the calculated base normative value of the corresponding Cadastral If differences are observed in large quantities, it becomes necessary to clarify to which Cadastral assessment area this individual plot of land belongs;
- the cadastral value assessment should take into account and be based on the generally accepted principles of urban planning for the formation and development of population punks of different levels.

In fact, the above-recognized shows once again that assessing the cadastral value of the land of the punk population is a very complex process. The division of the population of the Bunda into separate regions will be important, depending on the general condition of each region, to determine the essence of these plots at the moment of evaluation of the plots there, to take into account the different districts that affect the estimated land plot, to take into account the urban signs of this assessed land plot, etc.

As a result of obtaining the impact of each small factor in the land plot evaluation process, the need arises to add the appropriate correction coefficient to the land plot. On the basis of the information received, the interpretation of each assessment plot is carried out. The role of the land plot in the planning of the city in it, as well .the above-listed will have an effect on it. Such an annotation will be the basis for quantifying the omillarni impact listed above on the assessment plot. The quantitative values of the factors are reduced to a special account book table. In the case of using this data, it is proposed to determine the initial coefficient of the relative value of the zone on each valuation site using the following formula:

$$K = 1 + K_1 + K_2 + K_3 + K_4 + K_5 + K_6 + K_7 \quad , \quad (1)$$

in this: K - the generalized coefficient of the relative value of this zone on the border of a specific valuation plot;

K_1, \dots, K_7 - Correction coefficients by 1-7 group factors.

The determination of the cadastral value of a land plot in a case using a generalized coefficient of the relative value of the territory on the border of a specific assessment area is determined in general terms using the following equation:

$$P = S_{\text{ep yч.}} \times (P_{\text{noc}} + P_{\text{xap}}) K, \quad (2)$$

in this: P - cadastral value of the land plot, thousand sum;

$S_{\text{ep yч.}}$ - area of the land plot, sq.m;

P_{noc} - linear function of factors for a given land plot, taking into account the characteristics of the existing infrastructure in the population punk;

P_{xap} - linear function of the parameters of action for a given land plot, taking into account the characteristics of a specific land plot (local).

K - the coefficient of transition from one type of functional use of land to another type of functional use of land, where there is information about the movement of land by land plots, where there is no market statistics.

In the assessment of the cadastral value of the land of population punks, in addition to the above, the type of targeted use of each land plot is distinguished separately. For example, a specific land plot is occupied by residential buildings, another can be occupied by a common catering object, thus trading a land plot. From the point of view of the fact that the Bunda brings real income, the second land plot brings about 3 - 4 times more income than the first. It is very necessary in assessing the cadastral value of land plots and it will be appropriate for this purpose to allocate land plots separately for such purpose use and to add appropriate corrective coefficients for each type of use. In the assessment process, it is necessary to add the appropriate correction coefficients, depending on the intended use, to the date of the assessment of the land within the boundaries of the population punk. Bunda, let's say, has accepted the 1,0 coefficient for land occupied by residential areas, where it is necessary to adopt a high level of Correction coefficient depending on the income that it can bring to business, commercial, public catering establishments, hotels and land occupied by arbitrators.

In addition, it is necessary to take into account, in our opinion, local, specific descriptions of each separate land plot in the living quarters of the population. For example, a land plot with a complex relief or quality in terms of natural conditions, from the geological point of view of the engineer, in terms of the ecological description of the territory or, if not, from the urban point of view, it can be in a situation that is not in demand, while another land plot, on the contrary, can be Typically, such local descriptions of land plots, most researchers were divided into two groups:

- the relative value of a land plot in a certain functional use, which means that it increases the cadastral value of the land plot;
- thus reducing the relative value of the land plot, hence the cadastral value of the land plot.

Such local characteristics of any land plot can be attributed to the following: geological engineering, engineering equipment and landscaping of the land plot, proximity and elevation to the objects of daily cultural household services, videoecological negative or positive manifestations, urban planning, environmental (various pollution, air pollution and Hak.). Of course, such local descriptions also have a huge negative or positive impact on the overall cost of the land plot, which means the cadastral value. Therefore, in the process of assessing the cadastral value of a certain land plot in the population punk, it is necessary to take such cases into account of course. This, of course, requires the introduction of corrective coefficients that give a wider coverage of the above-mentioned local descriptions and increase or decrease the value of the plot in the appropriate style for each.

Determining the cadastral value of land for non-agricultural land (especially land of population Punks) is a rather complicated process, depending on the characteristics of the multi-tiered District of each of the negaki such land plots will require a separate co-operation. In order to facilitate such a situation a little and accelerate the process of determining the cadastral value of such lands, in our opinion, the development of accurate correction coefficients on all the above-mentioned descriptions of land plots in the case arising from the main essence of population punks spread in the regions of the Republic and their distribution to the assessment services. Alternatively, automation of this work on the basis of the creation of a special electronic program for assessing the land of the population punks allows to ensure a sharp decrease in the time, Labor and material costs spent on these works and the accuracy of the results of the evaluation.

Conclusion. Based on the above research, it is possible to draw a brief conclusion that determining the cadastral value of land (in particular, the land of the population punk), intended for non-economic purposes, is one of the most complex issues of the complex of land valuation studies. Setting it on the right path and creating an excellent system of using its data will be another important step in the full formation of market relations in the economy of the country. This, in turn, creates the ground for such an assessment practice to transform the land of population punks into assets in all respects kengaytirishga and are used the case where its materials.

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