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APPRAISAL ZONING OF THE CITY OF TOTMA, VOLOGDA REGION, TO DETERMINE ADJUSTMENTS FOR THE LOCATION OF REAL ESTATE

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ABSTRACT

The study addresses the problem of appraisal zoning and determining adjustments for the value of the real estate in residential areas with an underdeveloped real estate market using statistical methods. Calculation of adjustments using the method of cadastral value comparison is demonstrated based on the example of the city of Totma, Vologda region, Russia. Raw data are obtained from the online portal of the Federal Service for State Registration of Cadastre and Cartography (Rosreestr). Based on the ratio of specific indices of the cadastral value, coefficients are obtained for five groups of objects: private household plots; individual residential buildings; land plots for industrial facilities; stores and administrative buildings; apartment buildings. Following the clusterization of the objects by the cadastral blocks they are located in and calculation of the weighted average and adjusted coefficients of change in the value depending on location, zoning of the city's territory is performed. With consideration of the existing cadastral map and documentation on territorial zoning, Totma is divided into five zones with coefficients of change in value depending on location amounting to 1.00, 0.85, 0.70, 0.55, and 0.40. As part of testing the results obtained, the coefficient of change in value is calculated for two real estate objects with known bid prices per m². The resulting coefficient falls into the interval corresponding to the zone where the object is located.

Keywords: settlement lands, cadastral value, location, real estate property appraisal, territory development planning, Rosreestr, appraisal zoning.