

ECONOMICS

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Law aspects of cadastral estimation actualization of land

The imperfection of the existing system of cadastral valuation of land leads to challenging tax payments in the pretrial or judicial procedure. The aim of this work is to identify the causes of discrepancies cadastral and market values of land, leading to judicial and non-judicial proceedings. The number of such cases will increase steadily in the existing conditions assessment of the market value of land by numerous self-regulatory organizations of appraisers against decrease in the level of state control over their activities. Another important factor in precipitating challenging the land value, is the tendency to revise the cadastral value annually. It has been planned mandatory pre-trial review of cadastral evaluation so as to reduce the amount of litigation, however, this approach does not solve the problem as a whole. Based on the above, we conclude that fundamental reform of cadastral valuation is necessary, that takes into account the individual characteristics of land and state of infrastructure and improvement of the legal framework of land cadaster.

Key words: cadastral valuation, legal aspects, land plots, pre-trial review, challenging cost.

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