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EXPERIENCE OF UZBEKISTAN AND FOREIGN COUNTRIES IN ESTIMATION OF CADASTRAL VALUE AND TECHNICAL VALUE OF BUILDINGS AND STRUCTURES

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Abstract
This article examines the methods of determination and technical evaluation of cadastral value of buildings and structures. The economic and legal basis of cadastral valuation, the impact of technical indicators on cadastral value, as well as the methods used in technical estimation are studied using a comparative approach. The national experience is analyzed on the basis of relevant legislation and regulations of the Republic of Uzbekistan (for example, Law on Land Cadastre, Resolution of the Cabinet of Ministers No. 146) and comparison with advanced evaluation systems in the practice of European countries such as Germany, France and the Netherlands. The article discusses the role of technical assessment results in the formation of cadastral value, the powers of appraisers, the level of digitalization and the introduction of modern technologies. In total, practical proposals were given on introducing effective foreign experiences for Uzbekistan.

Keywords: Cadastral value, technical assessment, land cadastre, real estate, appraiser, European experience, Uzbekistan, digitalization, valuation methodology.

Introduction

Cadastral valuation and technical valuation systems play a crucial role in determining the economic value of real estate. These two areas serve as a decisive factor in processes such as real estate legalization, taxation, valuation as mortgage

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collateral, investment attraction, and urban planning. Clearness, reliability and transparency of technical indicators for determining the value of land and buildings is the main requirement in the development of modern cadastral system, especially in Uzbekistan. The relevance of the topic is that today, in accordance with the Decree of the President of the Republic of Uzbekistan dated August 7, 2020, No. UP-6038 and the Decree of February 5, 2021, No. PP-4995, measures are being taken to digitalize the cadastral system of land and real estate, to widely introduce modern technologies in their technical and legal assessment. In addition, on the basis of the Law "On Land Cadastre" (August 28, 2009, No. ZRU-225) and the Resolution of the Cabinet of Ministers of February 22, 2019 No. 146, the normative grounds for determining and evaluating the technical condition of land and buildings are established. These legal documents show the direct impact of the results of the technical assessment in the formation of the cadastral value.This article analyzes in depth the relationship between the actual technical assessment and cadastral assessment in Uzbekistan. It is also studied by comparing it with advanced assessment systems of European countries such as Germany, France, and the Netherlands. The main purpose of the article is to determine their role and significance of technical indicators in the formation of cadastral value and to develop scientific and practical proposals for improvement of the existing system in Uzbekistan on the basis of foreign experience.

Cadastral value and technical assessment is one of the main tools for the economic and functional valuation of real estate. Both approaches are interrelated and they have complementary value in shaping the true value of real estate.

Cadastral value is the valuation of land plots and buildings determined by the state, used for taxation, financing, planning and legal operations. This assessment is determined on the basis of such criteria as location, area, type of use, as well as the technical condition of the building or structure, the level of depreciation, building material. Determination of cadastral value in the Republic of Uzbekistan is carried out in accordance with the provisions of the Law «On Land Cadastre» (No. ZRU-225, 2009). This value serves as one of the key indicators in the rational management of land resources, equitable formation of the tax system, and the conduct of urban policy.

Technical assessment is the process that goes into determining the physical condition, functional condition and ease of use of real property. This type of

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assessment includes mainly the following factors: quality of building materials, age of the building, the level of wear and tear of structural elements, availability and condition of communication systems, maintenance history. Technical evaluation in Uzbekistan is carried out in accordance with the Cabinet of Ministers Decree No146 of February 22, 2019, and it is a structural part of the state cadastre system. It is worth noting that the results of the technical assessment serve as a direct basis for the formation of cadastral value. Objects with a good technical condition that meet modern construction standards will have a high cadastral valuation, while objects with high depreciation and a low level of maintenance will have a lower valuation. In this respect, technical assessment is an integral component of the system of criteria for determining cadastral value.

Even in the experience of European countries, the link between technical valuation and cadastral value is clearly defined. For example, in Germany, the technical indicators of real estate are evaluated according to the regulation "Immobilienwertermittlungsverordnung", which are integrated into the cadastral value through the Bodenrichtwert (normative valuation of land) system. Also in France and the Netherlands, the technical assessment also takes into account energy efficiency, environmental performance and the building's "user-friendliness" level. Cadastral value and technical assessment are not only economic valuations, but also important tools serving to promote public administration, land resources regulation, tax policy optimization, and ensuring transparency in the real estate market. Proper organization of their compatibility and complement feature is an important stage in further improvement of the cadastral system of the country.

Valuation of the cadastre value and **technical point** of view is regulated and carried out by the following laws and resolutions of the Republic of Uzbekistan, which have significant significance and prevent violations of the law. These laws and resolutions are the Law of the Republic of Uzbekistan No. 225 of August 28, 2009. Articles 12-17 cited in this law cover the issues of determining the cadastral value of land on the basis of assessment criteria and technical parameters. The procedures for taking into account land plots, determining their value, documenting, drawing up cadastral maps and assessing the technical condition are prescribed. Currently, on the calculation and technical accounting of cadastral values, according to the Decree of the President of the Republic of Uzbekistan dated May 31, 2017 "On measures to strengthen control over the protection and

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rational use of land, improve geodetic and cartography activities, regulate the maintenance of state cadastres"According to the Resolution of the Cabinet of Ministers dated December 2, 2023 No. 1043 "On the procedure for calculating the cadastral value of real estate objects, housing owned by individuals for taxation purposes", cadastral values are currently calculated. This decision consists of 5 chapters. The Act is maintained in all branches of the Cadastre Agency. The ideas put forward in this law are aimed at assessing the cadastral values of all real estate throughout the Republic. This document became the important legal basis for the organization of the system of valuation of buildings and structures in Uzbekistan in a modern, transparent and compliant with market requirements. Including: location (geolocation) of the building,
technical condition (level of deterioration),
useful and total area,
type and material of construction,
level of availability of communication systems.
One of the main innovations introduced by Decree No. 1043 is the determination of cadastral valuation through an automated valuation system. This system reduces the subjective approach of the assessors and serves to conduct the entire evaluation process on a digital platform.
The resolution also stipulates that the assessment process will be carried out in two stages:
1. **Technical inventory** - at this stage, the technical parameters of the object are determined and special technical documentation is prepared.
2. **Appraisal** - cadastral value of an object is determined on the basis of technical data.
In addition, Regulation No. 1043 regulates the coordination of the activities of appraisal organizations, the submission of their reports to the state cadastral bodies in electronic form, as well as the mechanisms for analyzing the results of valuation and raising objections. Thanks to this decision, the **direct link between cadastral value and technical assessment** in Uzbekistan was institutionally strengthened. The technical conclusion — that is, the condition, area, level of physical wear and tear of the building — is recognized as an important and binding document in determining the cadastral valuation. This will reduce the gap between the market

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value and the cadastral value, and clarify the regulation of tax and property relations. The Law consists of 5 chapters:

Chapter 1 General Provisions;

Chapter 2 Calculation of cadastral value of real estate objects in apartment housing

Chapter 3 Calculation of cadastral value of individual housing (field-yard) real estate objects

Chapter 4 The procedure for summarizing and presenting information on the cadastral value of real estate objects belonging to individuals

Chapter 5. Closing Rules.

Based on this law, let's develop an example:

For this, Chapter 3 of the Act comes to our aid:

The cadastral value of individual housing (field-yard) real estate objects is calculated according to the following formula:

S=((Pl*Sbaz)+Pstroyen*(Sbaz/5)) *(K1*K2* K3)

In this:

Pl is the total usable area, sq.m.

Sbaz - cadastral value of one square meter of total mineral area;

K1 — eskirish coefficient;

K2 — coefficient of territorial correction;

K3 — district correction coefficient (not applicable in Tashkent).

Pstroyen - the area of auxiliary agricultural buildings, sq.m., not taken into account in the total beneficial area;

Sbaz/5 — 20% of the cadastral value per square meter of auxiliary farm buildings calculated per square meter of the main building.

Example: Consider the example of a house located in the center of a non-urban district in Namangan region

Pl — total usable area = 120 sq.m

Pstroyen =30 kv.m

Sbaz — cadastral value of the main building per sq.m. = 1,284,800 soums

K1 — eskirish coefficient = 0.85

K2 — coefficient of territorial correction= 0.75

K3 — district correction coefficient=0.85

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Settlement works:

S=((Pl*Sbaz)+Pstroyen*(Sbaz/5)) *(K1*K2* K3)

S= ((120*1,284,800)+30*(1,284,800/5))*(0.85*0.75*0.85)=

=(154 176 000+30*256 960)*(0.85*0.75*0.85)=

= 161,884,800*0.541875=87,721,326 soums

O'zbekiston tajribasi:

In the Republic of Uzbekistan in recent years a number of reforms have been carried out in the field of determination of cadastral value of buildings and structures and their technical evaluation. These reforms are aimed at ensuring transparency of the real estate market, rational use of land and property, formation of fair taxation systems and improvement of investment climate.

The value of the cadastre is usually determined on the basis of such criteria as the location of buildings and structures, the total and usable area, purpose of use, the level of depreciation, the availability of building material, communication systems. These indicators are recorded in accordance with the Land Cadastre Law of 2009 No. ZRU-225 and the Presidential Decree (No RU-6038 of 2020) and are entered into digital information systems by state cadastre bodies. Today, automated systems, geoinformation technologies and multi-dimensional analysis methods are actively used in determining the cadastral value.

The technical assessment is aimed at determining the physical and technical condition of buildings and structures and is regulated by the Resolution of the Cabinet of Ministers of February 22, 2019 No. 146. On the basis of this decision, a technical conclusion of the object is drawn up based on such indicators as the building element (foundation, walls, roof), year of construction, repair condition, service life, availability of engineering and communication systems. The results of the technical assessment directly play a key role in the formation of cadastral value.

However, there are some drawbacks to practice. In particular, in some regions there are problems such as outdated methods of technical assessment, incomplete adherence to objective criteria, discrepancy between market price and cadastral value, overdependence on the human factor in making technical conclusions. These have a negative impact on the reliability and transparency of the cadastral system.

In recent years, however, positive changes have been made to address these issues. In particular, unified identification numbers for real estate objects have been

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introduced, real-time access to cadastral data has been created through the Kadastr.uz electronic platform, drones, 3D scanning technologies, artificial intelligence algorithms are being introduced in technical evaluation. Also, licensing and control of the activities of appraisal organizations has been strengthened. In general, the experience of Uzbekistan shows that when evaluating real estate objects, technical parameters directly affect the cadastral value. For further improvement of the system, it is necessary to study the experience of advanced European countries and adapt them to national conditions.

Yevropa tajribasi:

In the valuation of real estate in European countries, cadastral value and technical valuation are closely interlinked, and these processes are managed through digitized systems.

In Germany, the evaluation process is carried out by "Evaluation Boards" and is based on technical criteria such as location, building material, energy efficiency. The cadastral value is used as the main instrument in taxation, mortgage and other legal and social relations.

In France, the cadastral value is updated every 3–5 years and assessed on the basis of a technical opinion and the energy condition of the property. Assessors are only required to be licensed professionals.

In Sweden, however, the technical assessment is carried out through a "property passport". In this passport, all technical information about the building is maintained in a digital system and evaluated via an automated GIS platform.

The European experience shows that technical valuation is an important tool in determining cadastral value, ensuring transparency and adaptation to a market economy. These approaches are important for Uzbekistan as well.

Conclusion:

The cadastral value and technical assessment systems in Uzbekistan and the European countries have certain similarities and differences. Although the cadastral value in Uzbekistan is determined by the State Tax Committee and the Cadastre Agency, the unified system and digital basis for technical assessment have not yet been fully formed. In Europe, assessment processes are digitized, technical passports have been introduced, and independent evaluators are widely developed.

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The European experience shows that a technical assessment serves as an important basis for determining the cadastral value. In practice, however, this relationship is less pronounced. Therefore, the following proposals can be put forward:
Systematic introduction of technical indicators into evaluation processes;
Introduction of technical passports based on GIS;
Statutory expansion of independent assessors;
Ensuring the harmony of market and technical criteria in determining the cadastral value.
These proposals serve to increase the transparency and efficiency of the cadastral system, bringing the assessment system of Uzbekistan in line with international requirements.
The results of the study show that the cadastral value of buildings and structures and the methods of technical assessment are directly interrelated, and this relationship plays an important role in ensuring the accuracy and fairness of the assessment. While in European countries technical assessment serves as a mandatory basis for determining cadastral value, in Uzbekistan this system is not yet fully integrated.
For further improvement of the cadastre system, it is important to introduce technical certification and digital valuation systems, strengthen the activities of independent appraisal organizations, develop a unified methodology based on technical and economic criteria.
On this basis, Uzbekistan can achieve fair, transparent approaches to valuation of real estate by reforming the cadastral valuation system on the basis of European experience.

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