


MASS APPRAISAL SYSTEM DEVELOPMENT ISSUES

Applications in Lithuania

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FIG FIG WW 2004

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Lithuanian Way


BEST PRACTISE FROM DIFFERENT COUNTRIES NATIONAL ACHIEVEMENTS

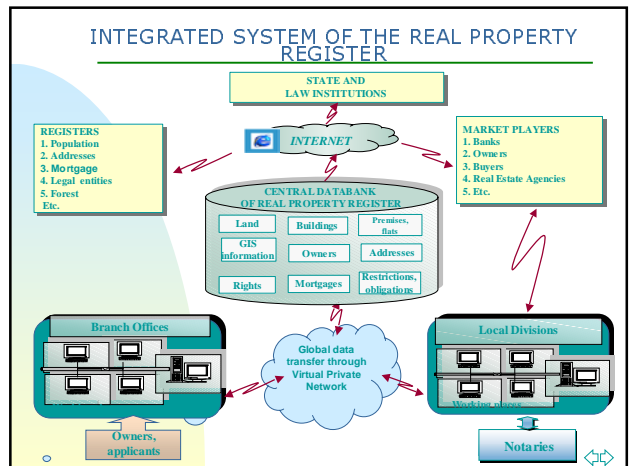
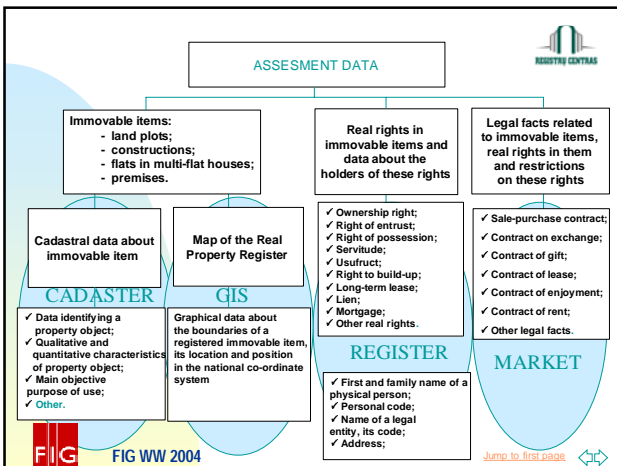
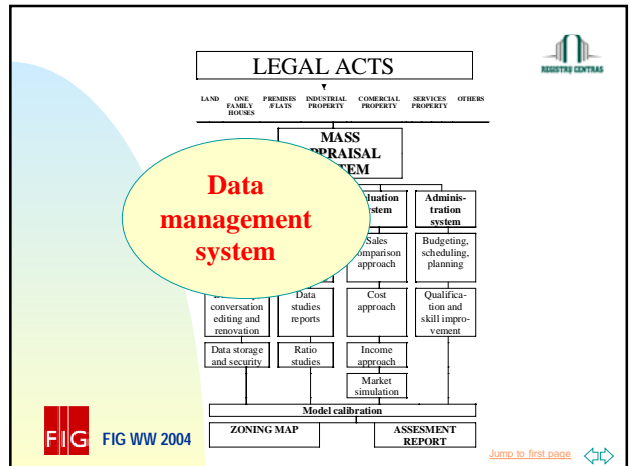
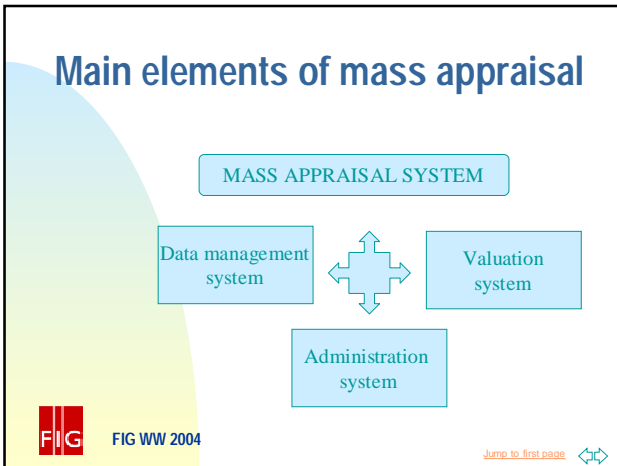
CAMA

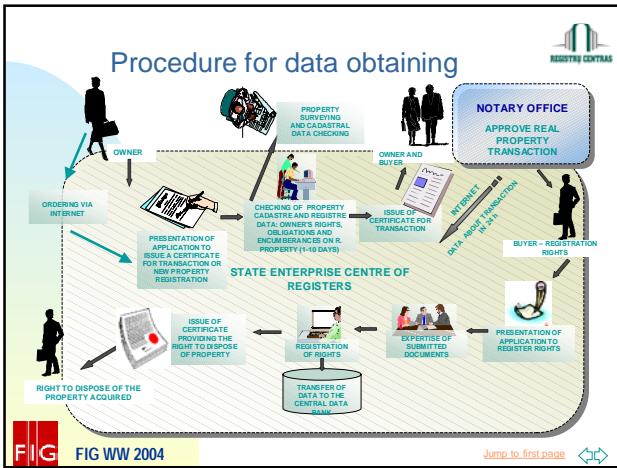


LITHUANIAN APPROACH

FIG FIG WW 2004

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CADASTRAL AND REGISTER DATA

The screenshot displays a web application interface for cadastrial and register data. It features a map with red markers indicating property locations and a document titled "NKKLNOMADJO TERBUKTI REGISTER DIBASAS". The interface includes a search bar and various navigation options.

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GIS DATA

This section displays various GIS data visualizations, including:

- Aerial photographs with overlaid property boundaries.
- Topographic maps showing terrain and infrastructure.
- 3D models of buildings and terrain.
- Property boundaries overlaid on satellite imagery.

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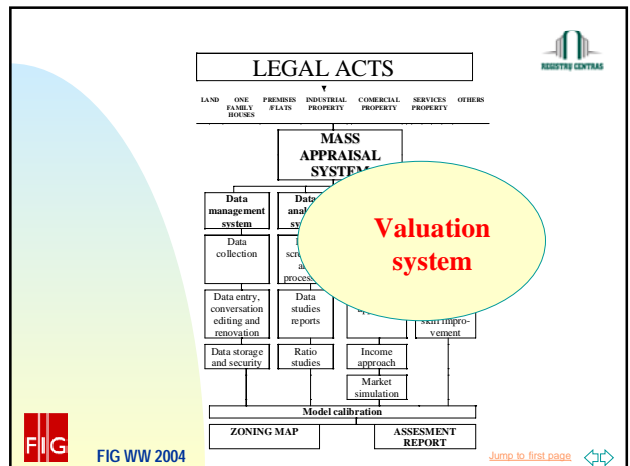
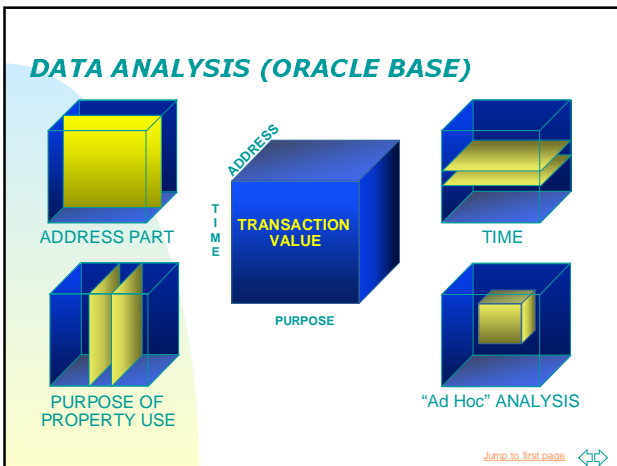
Data grouping

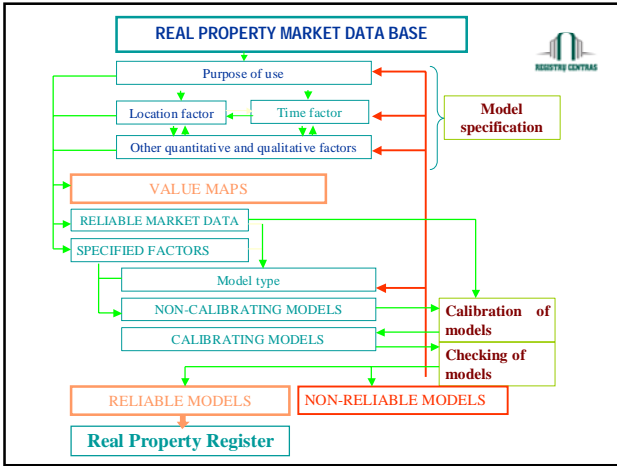
- Data consists of sales/rent data and parcel attributes from RPR database at the time of sale

Problem - missing cadastre indices
 Land attributes: engineering infrastructure, recreational factors, shape.
 Quality attributes of buildings and premises

The screenshot shows a data management software interface with a list of records, likely representing sales or rental data. The interface includes a search bar and various data columns.

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Methods for estimating the significance of factors

Multiple regression analysis
Paired sales analysis;
Resales analysis;
Analysis of Sales price trend

FIG WW 2004

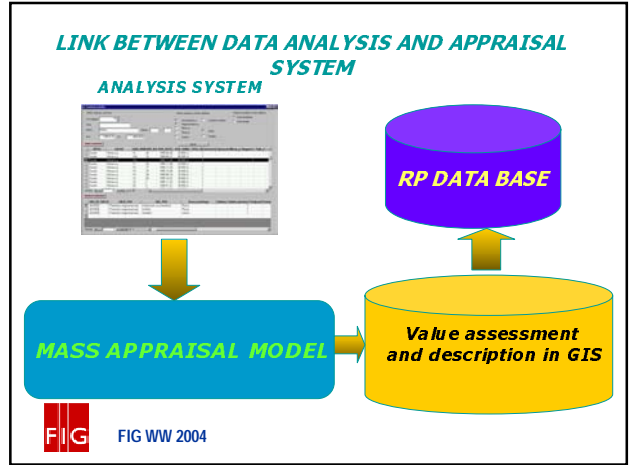
VALUATION MODELS

• $MV = (P_L \times LSIZE \times K_L) + (P_I \times ISIZE \times K_I)$

- P_L - price per unit of a land parcel;
- $LSIZE$ - area of a land parcel;
- K_L - adjustment coefficient for distinctive characteristics of a land parcel (coefficients);
- P_I - price per unit of a building area (volume);
- $ISIZE$ - building area (volume);
- K_I - adjustment coefficient for distinctive characteristics of a building (coefficients).

Market value

Statistical metode
Market simulation



LINK BETWEEN APPRAISAL RESULTS AND PROPERTY UNITS (2)

FIG WW 2004

