

# **Appraisal of the Land Inconsistent with the Cadastral Records**

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**Key words:**

## **ABSTRACT**

In most countries especially in the developed world, property appraisal is a fairly straight forward exercise where most of the time is spend on data analysis and less on information gathering. In developing countries, Kenya for instance, property appraisal is a fairly difficult exercise where the bulk of time is spend on gathering and filtering property data and less time on data analysis and decision making. In such countries, appraisers face multi-facet problems ranging from unavailability of property information to unreliable or inconsistency of property information. Most spatial information is manually kept thus retrieval, manipulation and use is fairly cumbersome. In Kenya, since early 1990's, valuation surveyors have experienced a host of problems when appraising property. The problems have manifested themselves in terms of fake titles and inconsistent cadastral survey maps. For example, it is very common to come across 4 different titles referring to be the same property but in the names of 4 different owners. It is equally common to come across inconsistent cadastral maps referring to the same property.

This paper, therefore seeks to share this unique Kenyan experience with the rest of the world. The paper will also try to come up with a set of recommendations to address these problems both in the near future and in the long term.

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