

# Cadastral Valuation of Real Estate in Russia

**Presented at the International Property Tax Institute  
15<sup>th</sup> Annual Conference**

Latest Trends in Property Tax and Valuation • UK and Global Perspective  
4-5 September 2013  
Perthshire, Scotland

By: Kanateva Irina, "GKR" LLC, Russia

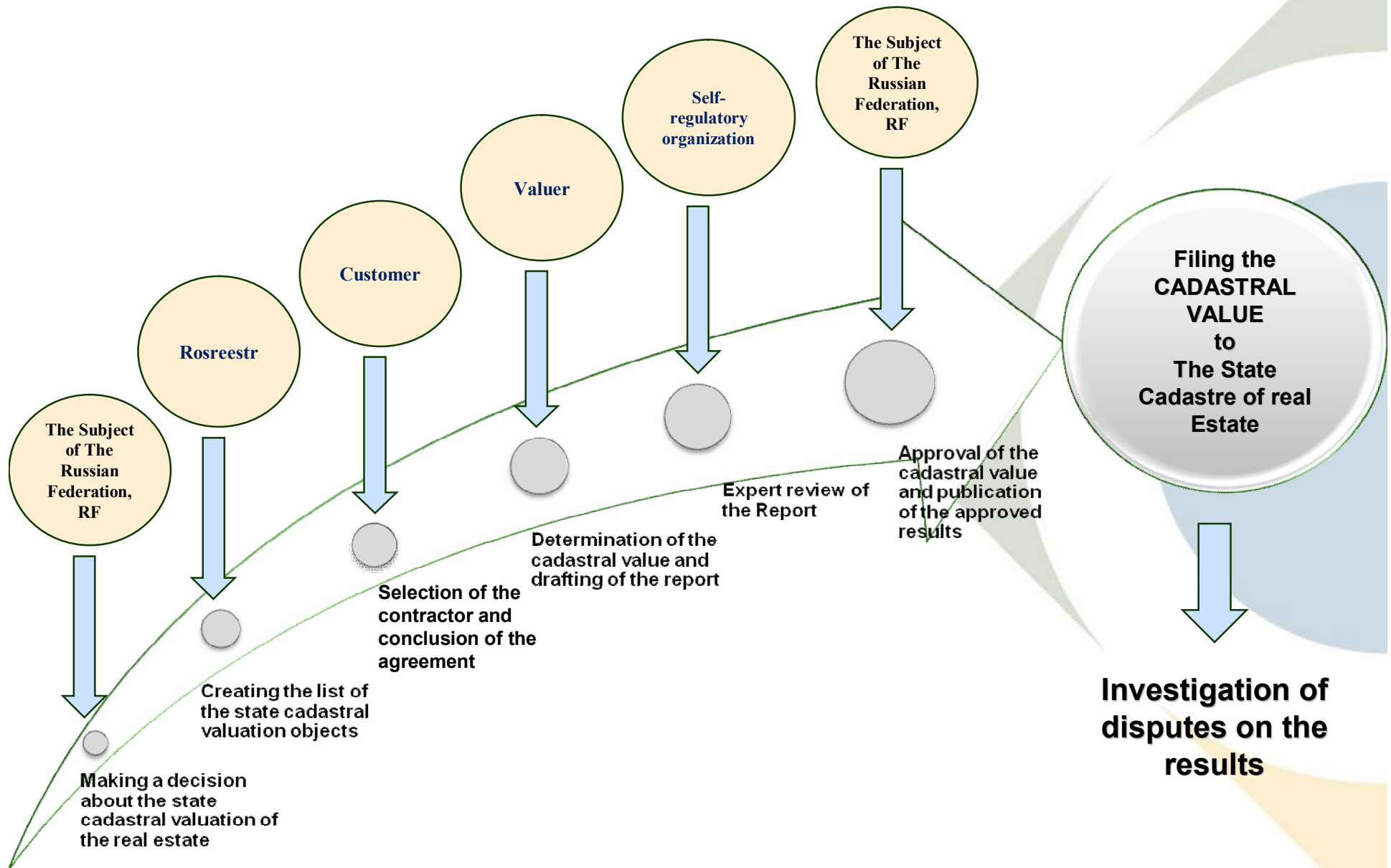
Event sponsors:



[International Property Tax Institute](http://www.ippti.org)  
Institut international de la fiscalité immobilière



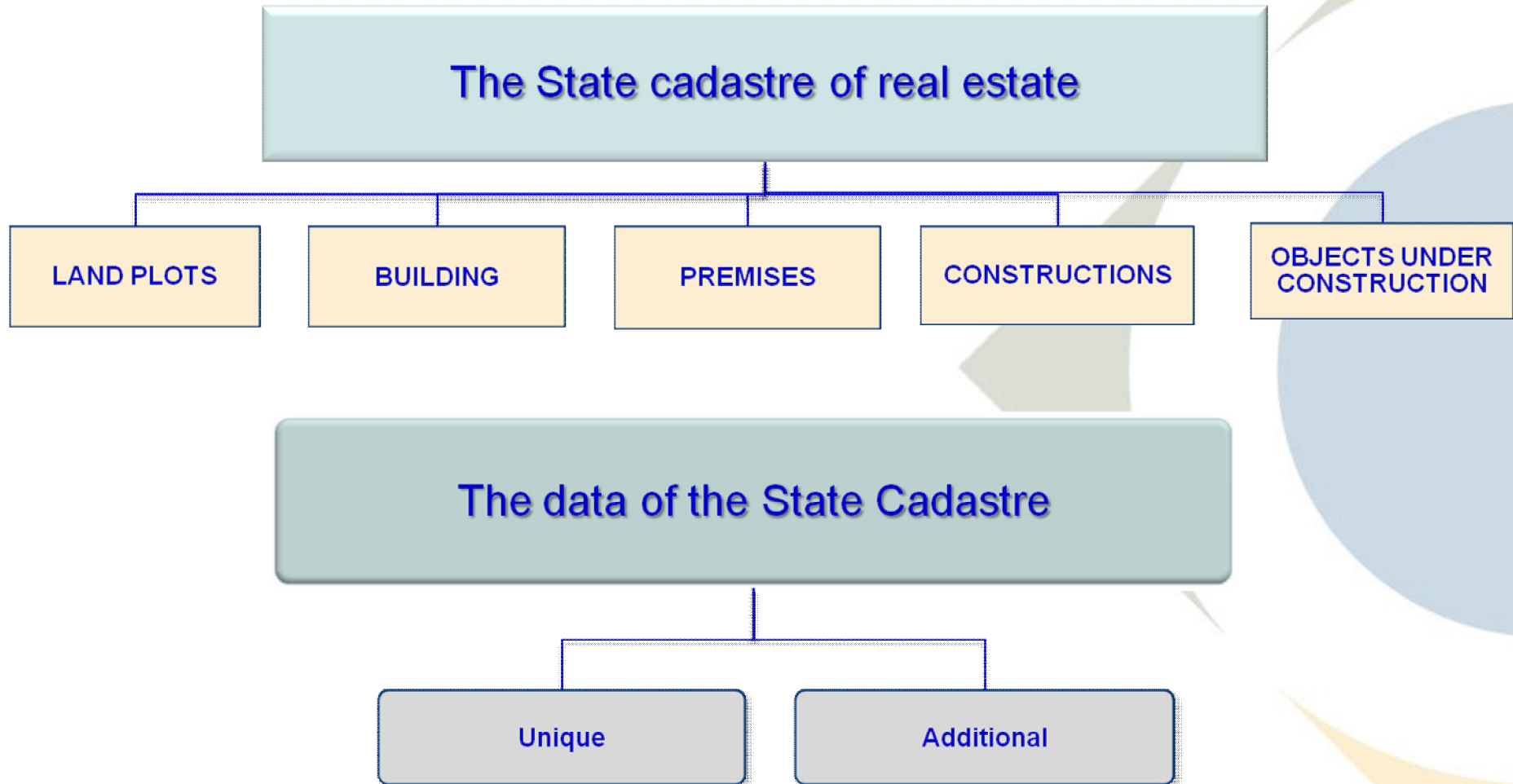
# State cadastral evaluation



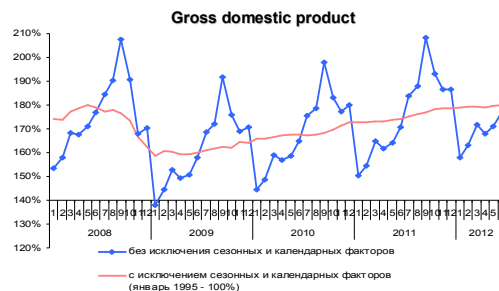
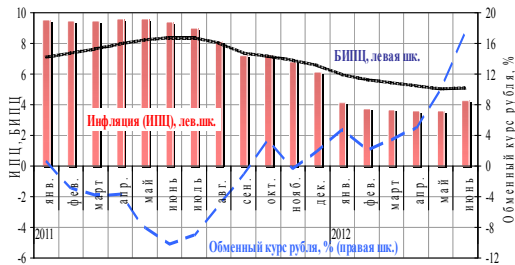
# The main stages of the cadastral value determination



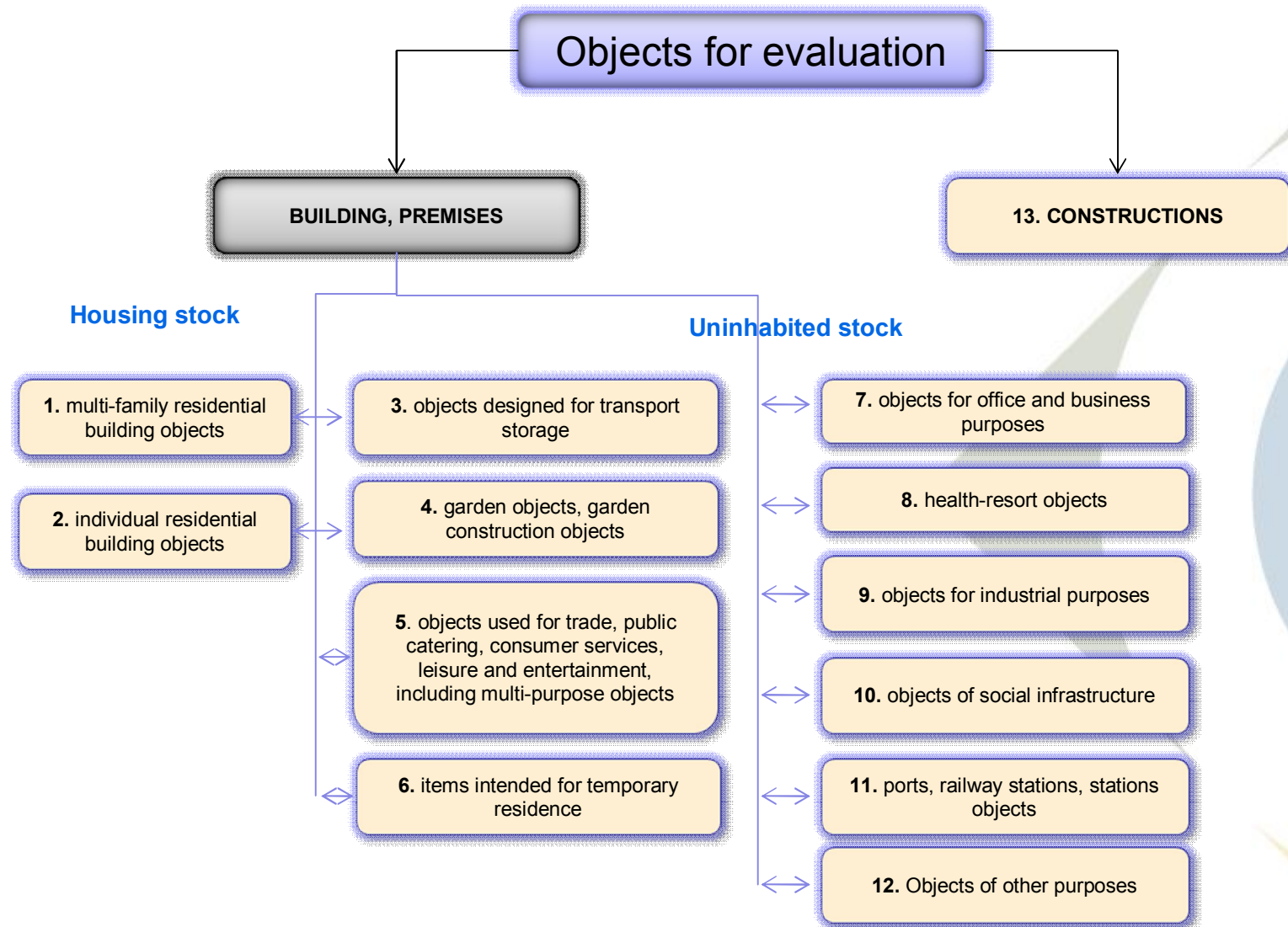
# The State Cadastre of real Estate



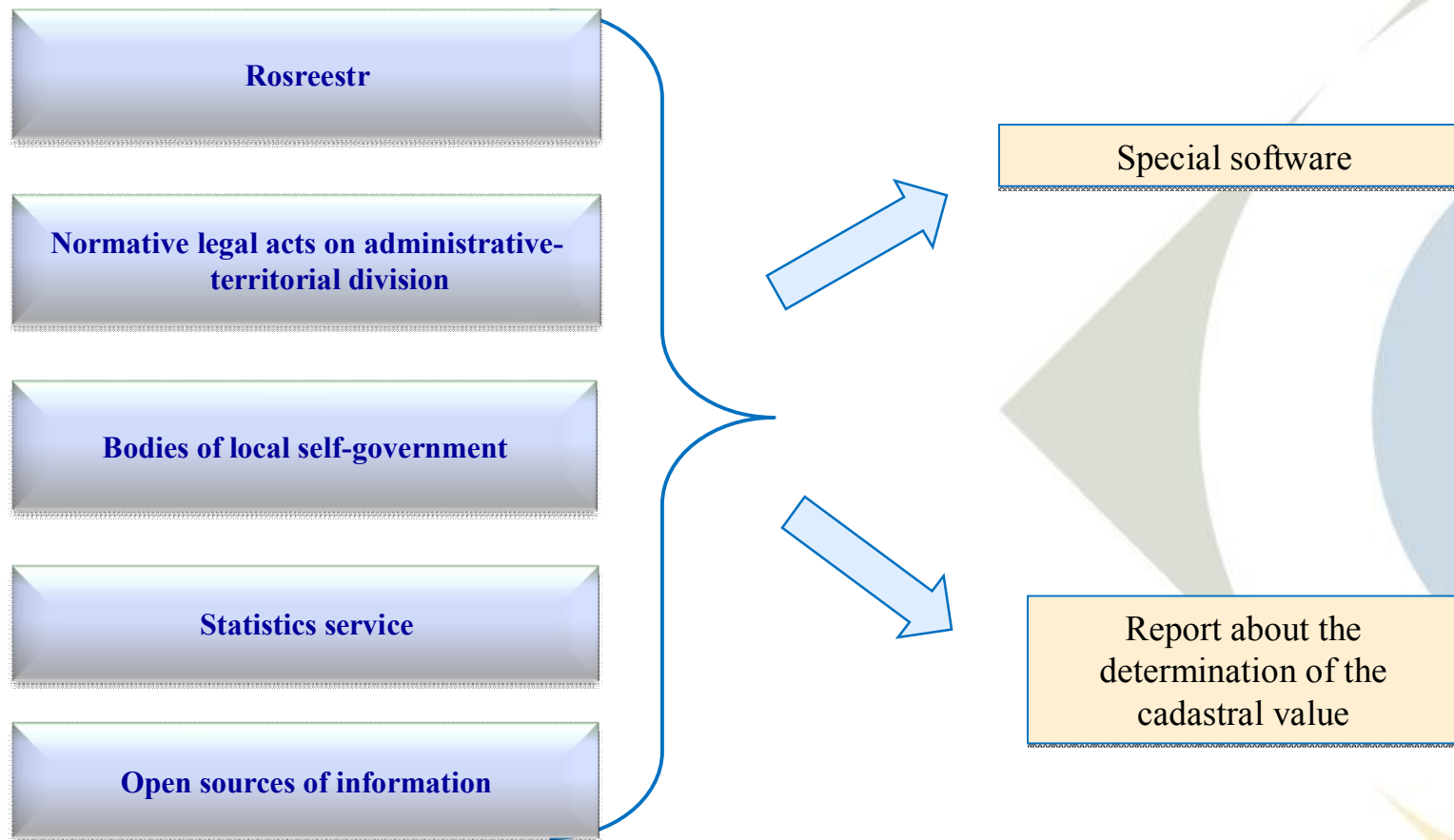
# Real estate market analysis



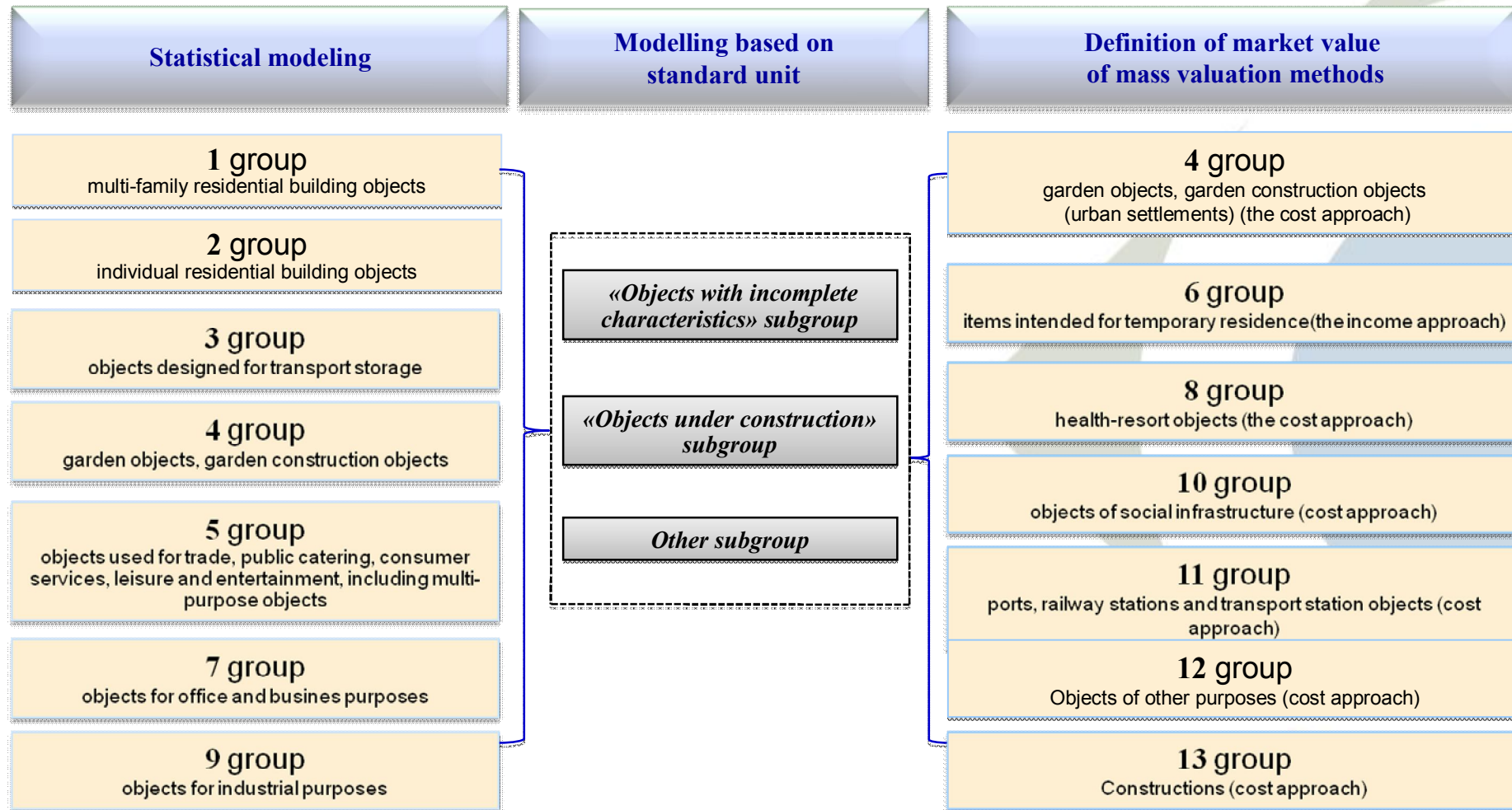
# The State Cadastre of real Estate



# Analysis of the list of objects of the assessment, collection of information including data about the values of pricing factors



# Construction of the statistical models of evaluation and determination of the market value of real estate objects





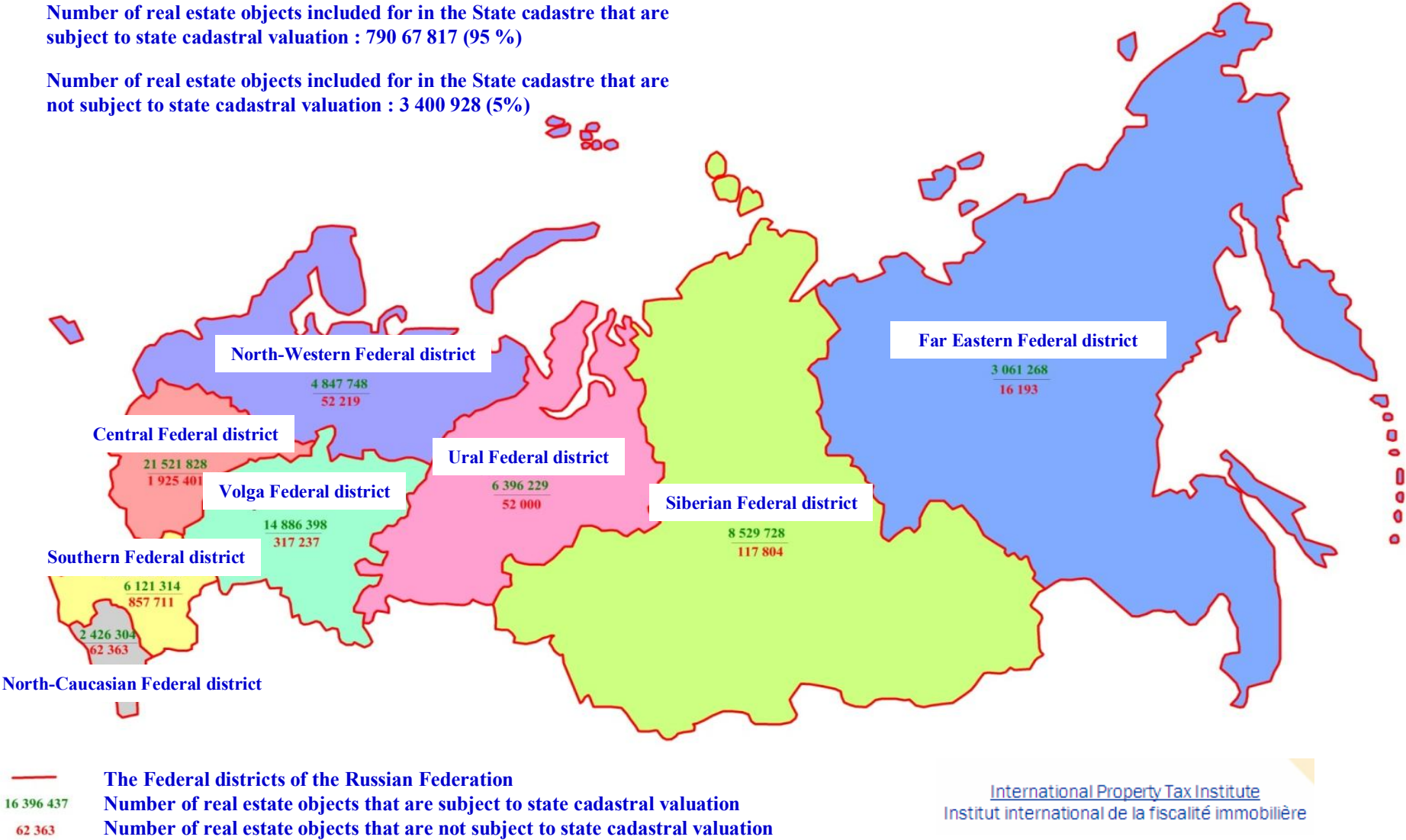
# Making a Report on the cadastral value determination and Expert review of the Report

<b>Contents</b>	<ul style="list-style-type: none"><li>❖ Abstract (summary report structure)</li><li>❖ Contents</li><li>❖ List of tables</li><li>❖ List of illustrations</li></ul>
<b>Definition</b>	<ul style="list-style-type: none"><li>❖ Clarifications necessary for the establishment of the content of the terms used in the Report (definitions)</li></ul>
<b>Introduction</b>	<ul style="list-style-type: none"><li>❖ The name of the subject</li><li>❖ Basic facts and conclusions</li><li>❖ General regulations of evaluation</li></ul>
<b>Main part</b>	<ul style="list-style-type: none"><li>❖ Description of the object of valuation</li><li>❖ Market analysis of the object of valuation</li><li>❖ Pricing factors</li><li>❖ Grouping of evaluation objects</li><li>❖ Determination of the pricing factors of assessment</li><li>❖ Description of the assessment process</li><li>❖ Coordination results</li><li>❖ The average level of the cadastral value of the object of valuation</li></ul>
<b>Abstract</b>	<ul style="list-style-type: none"><li>❖ Analysis of correlation between the cadastral value and market value</li><li>❖ A comparative analysis of the obtained cadastral value with the previous results</li><li>❖ Appendix</li></ul>

# Number of real estate objects that are subject to state cadastral valuation

Number of real estate objects included for in the State cadastre that are subject to state cadastral valuation : 790 67 817 (95 %)

Number of real estate objects included for in the State cadastre that are not subject to state cadastral valuation : 3 400 928 (5%)



## **Gruppa Kompleksnykh Resheniy LLC.**

Russia, 119180, Moscow, 22 Bolshaya  
Yakimanka, office 9  
Phone: +7(495) 787 20 46

Russia, 603140, Nizhniy Novgorod, 8 Motalniy  
Lane, office A301  
Phone: + 7(831) 467 89 02; 467 89 05

e-mail: [info@gkr.su](mailto:info@gkr.su)  
[www.gkr.su](http://www.gkr.su)