

## Why mass valuation of real estate?

Property taxation  
Building value in the accounts  
Statistics  
Updated values every three years  
Assessed value shall be 75 % of market value

LANTMÄTERIET

## Value factors

### Value factors for the land

- Location
- Type of use (dwellings or premises)
- Development rights  
(m<sup>2</sup> gross residential floor area or premises area)

### Value factors for the building

(Assessed valuee = Rent\*Building gross cap. factor)

- Location
- Type of use (dwellings or premises)
- Rent (gross rent)
- Age
- (Vacancies)

LANTMÄTERIET

## Needed information

- Property (identity)
- Type of property
- Location
- Date of sale
- Price
- Seller and buyer
- Conditions regarding the sale (a part in a package)
- Rent (for apartments and for premises)
- Vacancies

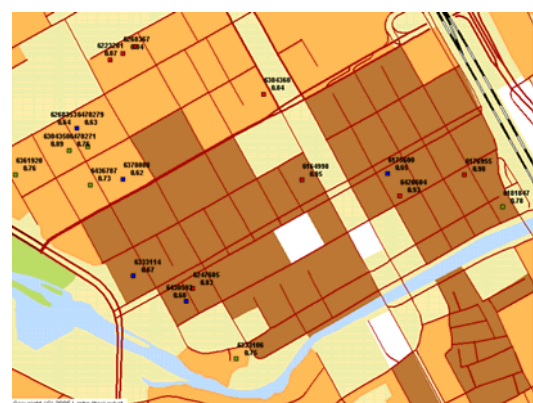
LANTMÄTERIET

## Collection of completing market data

Forms are sent to all buyers of commercial real estate (sales from the last three years)

- Is the sale useful?
- Rents?
- Vacancies?
  
- Completing collection of rents
- Completing collection of information about vacancies

LANTMÄTERIET



TK										
Rek	Ves	TYPKOD	FANGDATUM	JYOPSUM	ANDELO	VONUMMER	KIVIRA	KT	TK	#SHAFEM
1	819468	325	Fin. 31 Jan 2003 00.00.00	87000	14	2180006	8.20000	1.19000	0.85000	[p=H]

Lokation.										
Rek	OLNR	TYPKOD	FANGHDD	FANGDATUM	DEBAT	FANGMAN	KOPSUMMA	JYOPSUM	OMRHOFSUM	
1	819468	325	11	Fin. 31 Jan 2003 00.00.00	327	87000	87000	79537		

TALV	ANDELO	ANDELO	OLTRIM	LANNR	KOMMUNNR	FORSNR	KVODD	KVODD	VONUMMER
85461	14	98	01	21	90	01	872480	1873075	2180006

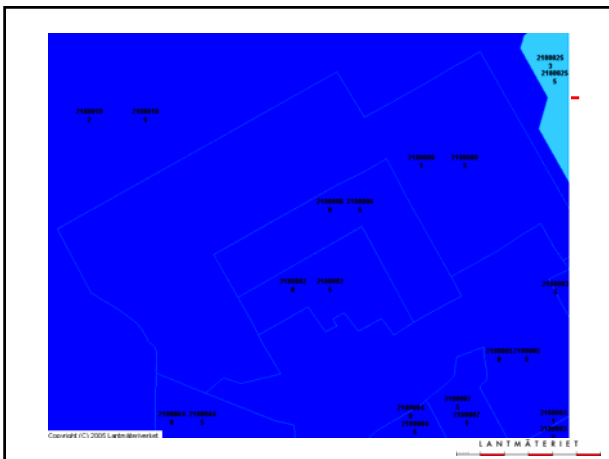
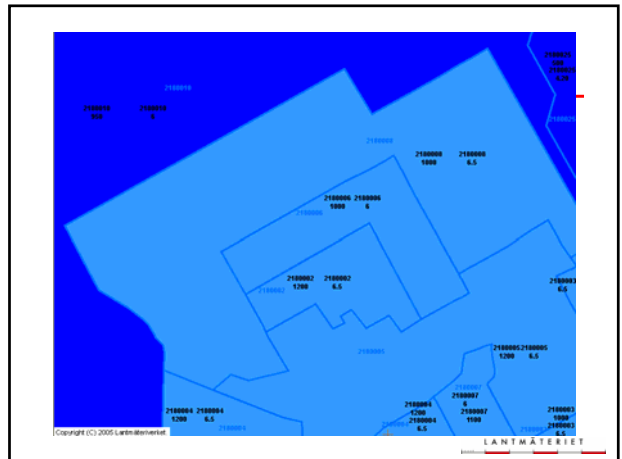
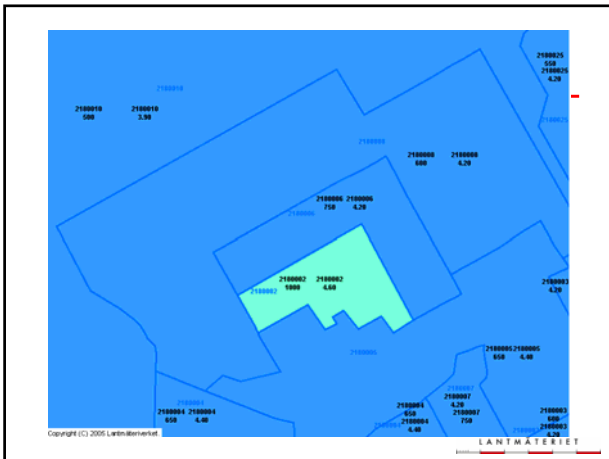
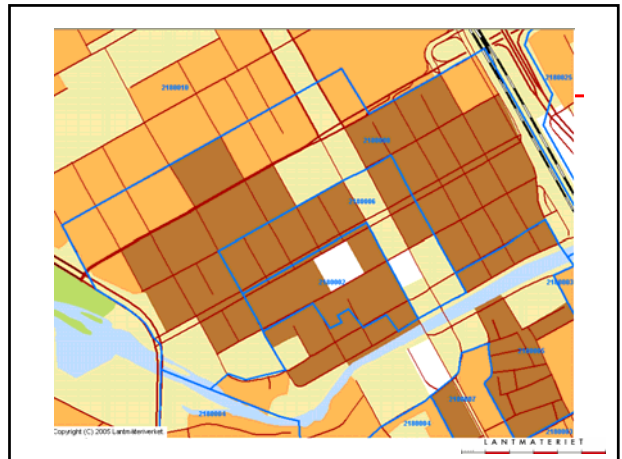
  

VKT	TALVGI	KVITA	KIVIRA	KT	TK	TOTALAREA	LASTELO	VONUMMER	KOFTYP
0.80000	87146	8540	8.20000	1.19000	0.85000	13625		2180006	FUJ

HOPKOD	OMSGANG	TOTALKIVIRA	#SHAFEM
LM	1	12705000	[p=H]

LANTMÄTERIET



## Conclusions

---

- Use existing registers to capture market data
- Collect needed completing market data directly from the property owners
- Transparency in all stages of the mass valuation work contributes to better acceptance of the system

LANTMÄTERIET