MASS APPRAISAL SYSTEM DEVELOPMENT
ISSUES
Applications in Lithuania
Arvydas Bagdonavicius
Rimantas Ramanauskas
Procedure for data obtaining

STATE ENTERPRISE CENTRE OF REGISTERS

OWNER CHECKING OF PROPERTY CADASTRE AND REGISTRY DATA: OWNER'S RIGHTS, OBLIGATIONS AND ENCUMBRANCES ON R. PROPERTY (1-10 DAYS)

ISSUE OF CERTIFICATE FOR TRANSACTION OWNER AND BUYER

EXPERTISE OF SUBMITTED DOCUMENTS

APPROVAL REAL PROPERTY TRANSACTION IN INTERNET DATA ABOUT TRANSACTION IN 24 h

PRESENTATION OF APPLICATION TO ISSUE A CERTIFICATE FOR TRANSACTION OR NEW PROPERTY REGISTRATION

BUYER – REGISTRATION RIGHTS

PRESENTATION OF APPLICATION TO REGISTER RIGHTS

RIGHT TO DISPOSE OF THE PROPERTY ACQUIRED REGISTRATION OF RIGHTS TRANSFER OF DATA TO THE CENTRAL DATA BANK

ISSUE OF CERTIFICATE PROVIDING THE RIGHT TO DISPOSE OF PROPERTY

ORDERING VIA INTERNET

PROPERTY SURVEYING AND CADASTRAL DATA CHECKING

GIS DATA

Problem – missing cadastre indices
- Local attributes: engineering infrastructure, recreational factors, slope
- Quality attributes of buildings and premises

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

LEGAL ACTS

MASS APPRAISAL SYSTEM

Valuation system

DATA ANALYSIS (ORACLE BASE)

ADDRESS PART

PURPOSE OF PROPERTY USE

TIME

PURCHASE VALUE

"Ad Hoc" ANALYSIS