

# **Visualising Landvaluescape without a Cadastre**

**Tony VICKERS and Mark THURSTAIN-GOODWIN, United Kingdom**

**Key words:** valuation, GIS, visualisation, landscape.

## **ABSTRACT**

Two technologies are converging: Computer Assisted Mass Assessment (CAMA) within the property valuation field; and Geographic Information Systems (GIS) more generally. Some of the governments using CAMA and GIS claim that there are significant spin-offs, in terms of improved land management. The ability to visualise local economic performance changes over space and time, expressed in the 'landvaluescape', can be an important audit tool.

A study is under way to assess how CAMA/GIS might help assist in a number of property market functions in the UK, where national spatial data sets are undergoing modernisation and integration. Starting with data obtained for this research from the US, a team is creating a model that might be applied to British conditions. A survey of international practice in these fields is also being carried out.

The paper will explain the concept and anticipated benefits, report on the reactions to it so far and describe how the particular conditions of Britain differ from those elsewhere. Issues faced include: policy approaches to price data privacy; levels of aggregation; very variable quality of individual assessments and of other spatial attribute measures; and lack of experience of land valuation in Britain.

## **CONTACT**

Tony Vickers MScIS MRICS  
School of Surveying, Kingston University, London  
62 Craven Road, Newbury  
Berkshire, RG14 5NJ  
UNITED KINGDOM  
Tel. + 44 1635 230046  
Fax + 44 1635 230046  
E-mail: tonyvickers@cix.co.uk

Mark Thurstain-Goodwin BA(Cantab) MSc, Senior Research Fellow  
Centre for Advanced Spatial Analysis, University College London  
London WC1E 6BT  
UNITED KINGDOM  
Tel. + 44 20 7679 1782  
Fax + 44 20 7679 4293  
E-mail: mark.thurstain-goodwin@ucl.ac.uk

---

JS14 Cadastral Appraisal, Land Markets and Valuation  
Tony Vickers and Mark Thurstain-Goodwin  
Visualising Landvaluescape without a Cadastre

FIG XXII International Congress  
Washington, D.C. USA, April 19-26 2002