

MASS VALUATION ACTIVITIES CONDUCTED BY GENERAL DIRECTORATE OF LAND REGISTRY AND CADASTRE IN TURKEY

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The mass valuation is defined by the International Association of Assessing Officers - IAAO located in the USA as "Mass appraisal is the systematic appraisal of grouped properties using standardized procedures and statistical testing". Pilot implementations for mass valuation with taxation purpose have been conducted within the scope of property valuation, 4th component of the Land Registry and Modernization Project (TKMP) financed by World Bank . In this study, activities carried out in the scope of pilot implementations will be explained and benefits to be obtained in case of pilot implementations results would be disseminated across the country will be evaluated. It was decided by the TKGM administration to be performed one of the pilot applications in Istanbul and the other in Ankara. The pilot areas were specified as Fatih Municipality in Istanbul and Mamak Municipality in Ankara. Within the property valuation component, it is aimed to submit knowledge to the decision-makers with regard to the real estate valuation activities in our country in order to develop the country policy concerning this subject, by underlying the need for changes in the governing structure, establishing the standards in the valuation studies conducted for various purposes and also a database in which the valuation studies are kept centrally. Results of the pilot implementations that real estate tax bases tried to be estimated through mass valuation within the scope of TKMP conducted by TKGM showed this reality as well. For instance, in Fatih pilot implementation, there is approximately 2,5 times difference between values calculated by using mass valuation models and current real estate tax bases. It is concluded that results of the projects conducted within the scope of TKMP will be a guide for establishment of real estate valuation system mentioned in 10th Development Plan and Medium Term Program of Turkey.

Keywords mass valuation, real estate valuation ,taxation