

**Mass Appraisal – the Method and an Experience in
Lithuania**
**Evaluation de masse – la recherche de la méthode et
l’expérience en Lituanie (4890)**

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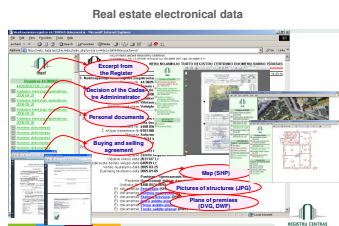


MAIN TOPICS

- TRENDS OF MASS APPRAISAL AND MAIN ASPECTS OF THE MASS APPRAISAL SYSTEM IN LITHUANIA;
- DATA AS A MAIN ELEMENT OF APPRAISAL SYSTEM;
- USE OF MASS APPRAISAL RESULTS IN LITHUANIA.



Main Aspects of the Mass Appraisal System in Lithuania:



- Almost all information necessary for mass appraisal is collected at one enterprise (State Enterprise Centre of Registers);

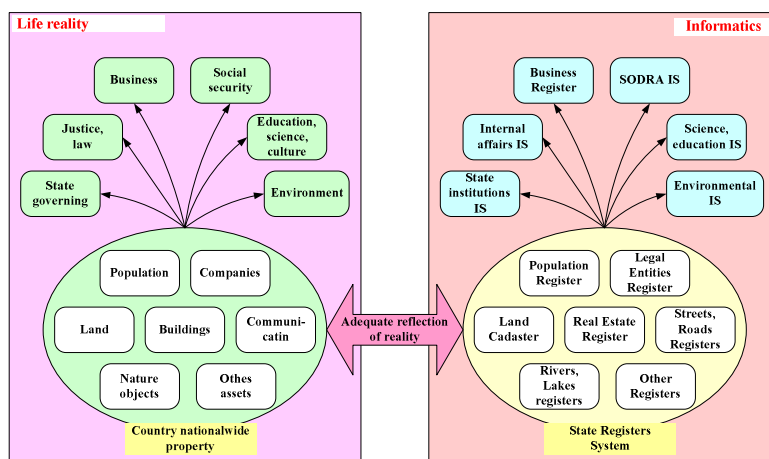
- Information all over the country is collected according to the same system: cadastre and market (from notarized RP purchase-sale agreements);

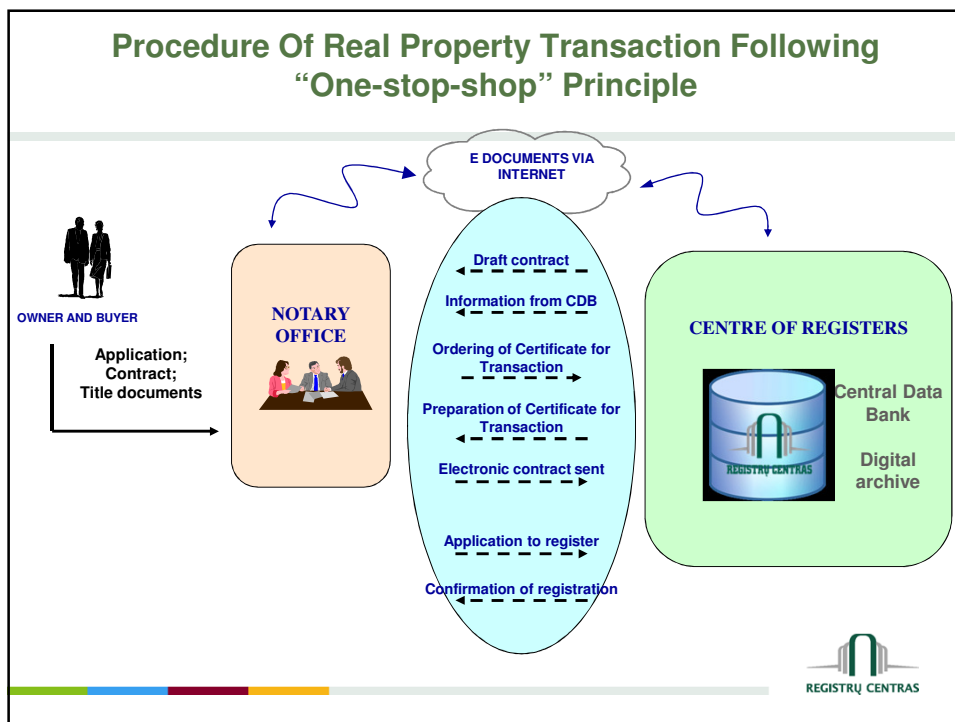
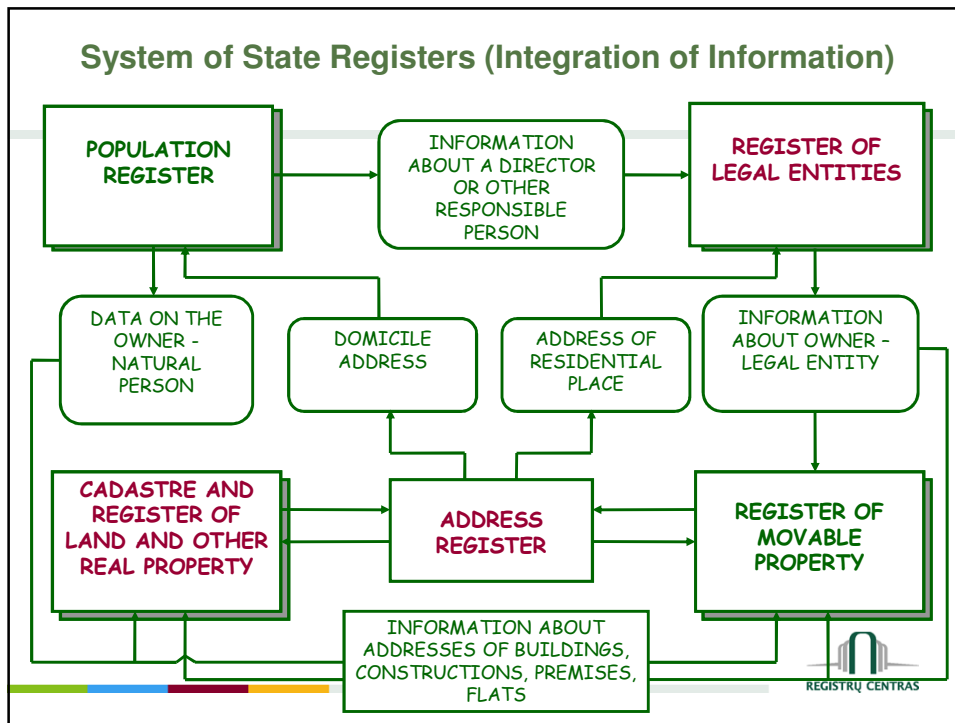
- All information is electronic, integrated with GIS and supported with software;

- Minimum of interagency problems with solving mass appraisal issues.

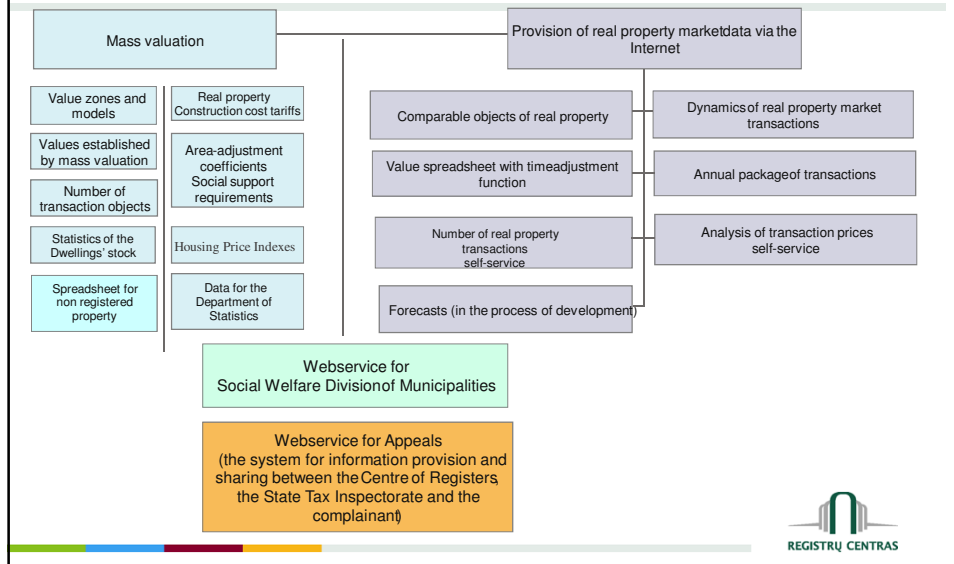


Objects links and registers interaction

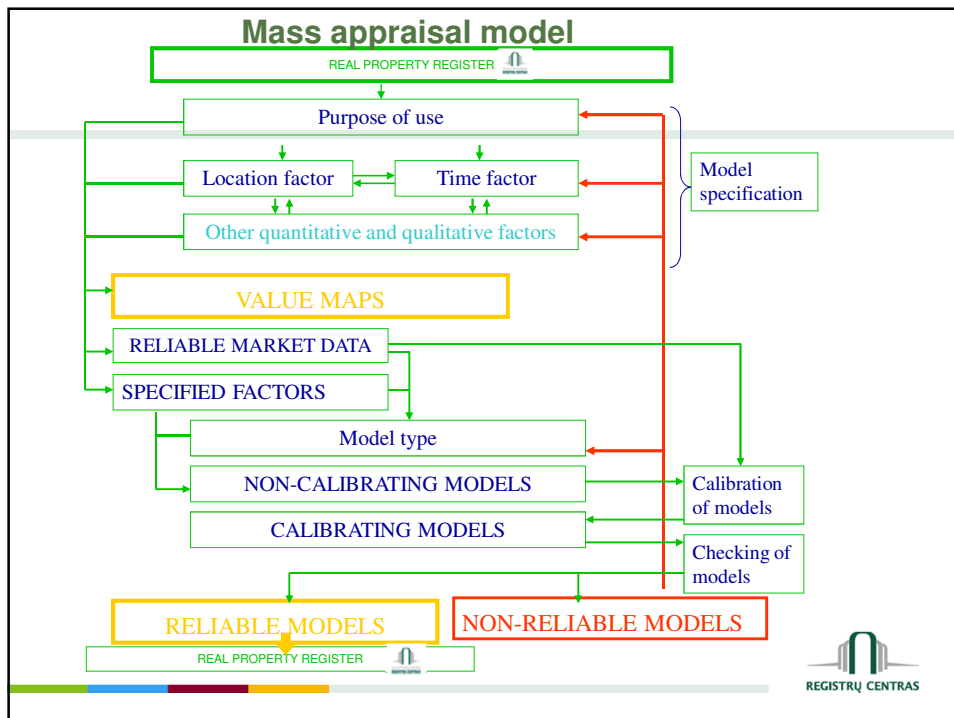





Property valuation and market research webservices




Mass appraisal model






VALSTYBĖS ĮMONĖ
REGISTRŲ CENTRAS



NEKILNOJAMOJO
TURTO
KADASTRAS IR REGISTRAS



JURIDINIŲ
ASMENŲ
REGISTRAS

Pradžia / N. turto kadastras ir registras / Viešos paslaugos /

Vidutinių rinkos verčių paieška pagal unikalų numerį

Unikalus daikto numeris: (pvz: 2198-8001-0001)

Vertė pagal verčių žemėlapius: (statinių) galioja nuo 2011-01-01

Unikalus nr: **1099-4016-8018:0004** Turto grupė: **Butai**

Zonos pavadinimas: **Lazdynų seniūnijos dalis, apribota seniūnijos riba nuo upe iki Bukčių miško ribos, Bukčių miško riba iki Neužmirštuolių g., Neužmirštuolių g., Jonažolių g., Jonažolių g. iki Šiltnamių g., Šiltnamių g. iki Erfurto g., Erfurto g. su joms priklausančiais žemės sklypais ir statiniais.**

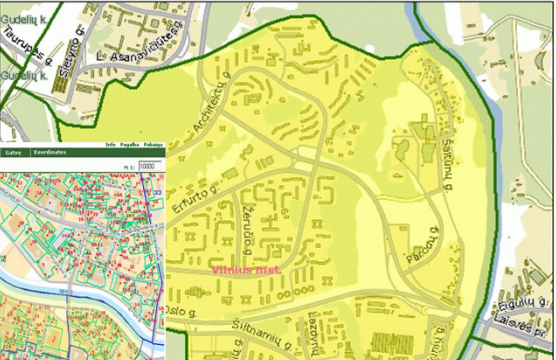
Zonos numeris: **57.39**

MV formulės ID: **7243**

Vertinimo data: **2011-01-01**








Vertinimo būdas: **Masinis vertinimas**

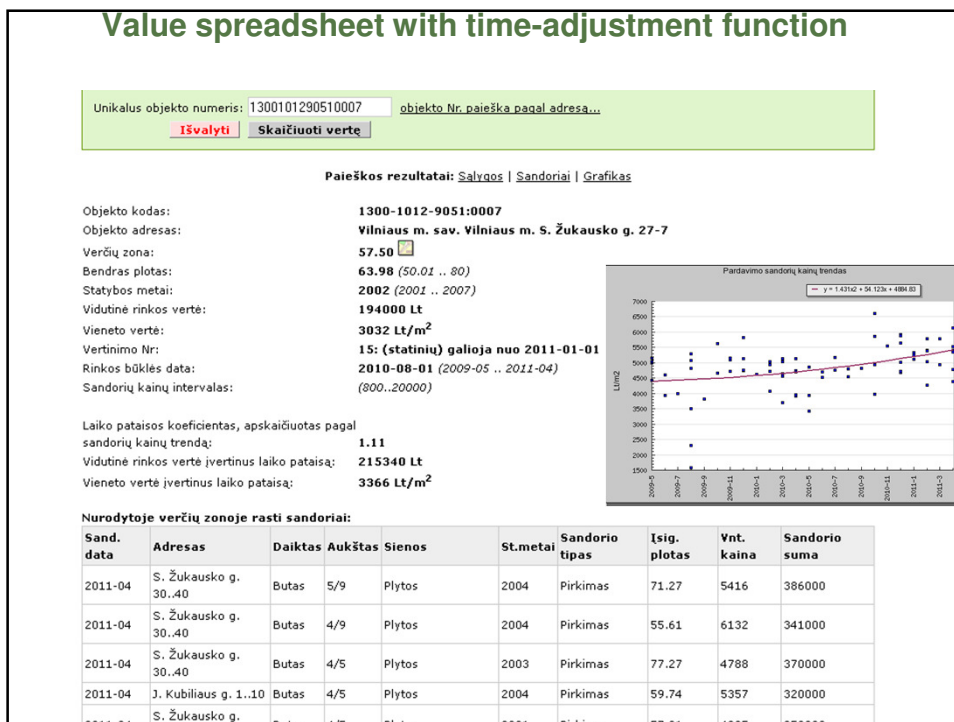
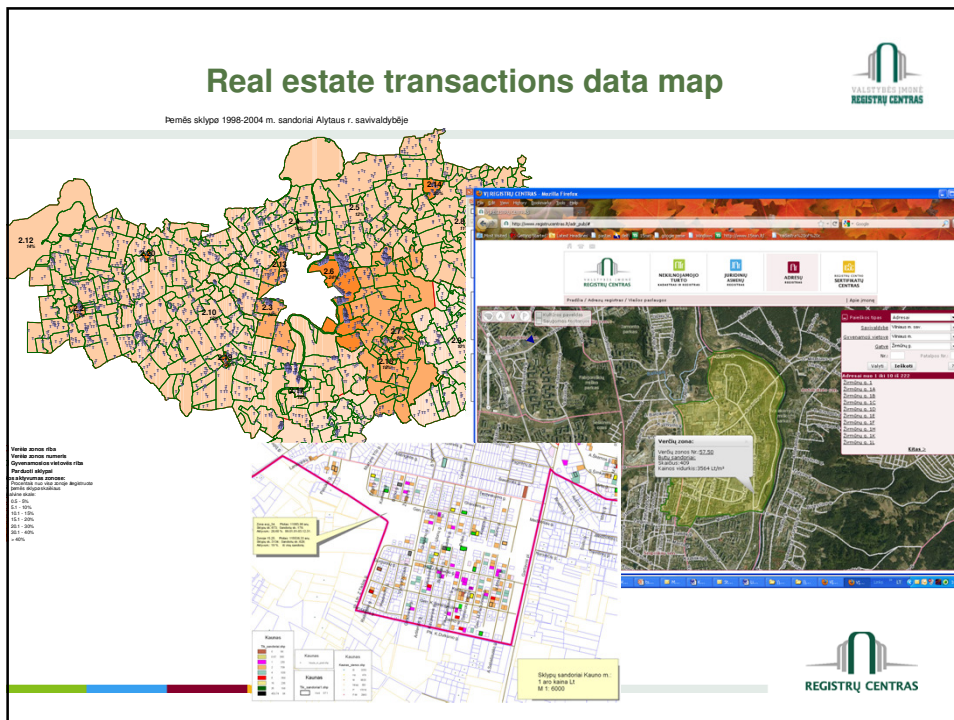
Daikto vertė: **111000 Lt**



Use of mass appraisal system

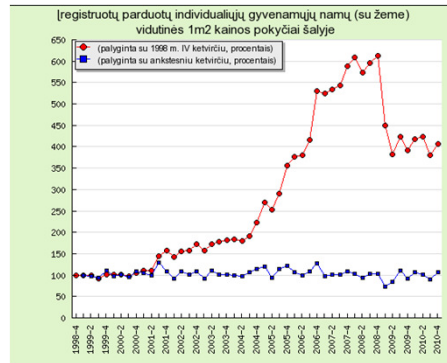
Market values (mass appraisal) are used for:

-  **Taxation** and fees;
-  Provision of social support;
-  Calculation of initial sales or lease price of state-owned property);
-  Market research;
-  Valuation;
-  Mortgage;
-  Other.



Delivering of Housing Price Indexes Information by Internet

- From 2003, the State Enterprise Centre of Registers supplies the Bank of Lithuania with the information on changes in housing prices, which, in its turn, delivers such information to the European Central Bank. From November 2006, the Centre of Registers started to publish this information on its web site



The screenshot displays the REGISTRŲ CENTRAS web application interface. It features several windows and panels:

- Navigation and Search:** Top navigation bar with 'REGISTRŲ CENTRAS' logo and search filters for 'MOKSLINIAI TAIKYTI' and 'PILNIAI TAIKYTI'.
- Data Entry Forms:** Multiple forms for entering property details, including fields for 'Vidurinė 1m2 kaina', 'Plotas', 'Kaina', and 'Adresas'.
- Statistics Table:** A table showing housing price statistics over time, with columns for 'Metai' (Years) and 'Vidurinė 1m2 kaina' (Average 1m2 price).
- Line Graph:** A graph titled 'Pirkimo-pardavimo sąlygų kaitos vidurkis' (Average change in purchase-sale conditions) showing price trends from 2003 to 2010.
- Table of Values:** A detailed table at the bottom showing specific data points for different periods, including 'Lėšų suma' (Sum of funds) and 'Vidurinė 1m2 kaina'.

International awards – quality evidences

IAAO - 2003

IRRV - 2007

