

COUNCIL FOR REAL ESTATE ASSESSMENT

Mass appraisal in the Netherlands

- Legal framework
- Multi purpose valuation
- Automated valuation models
- Quality control

9 October 2006

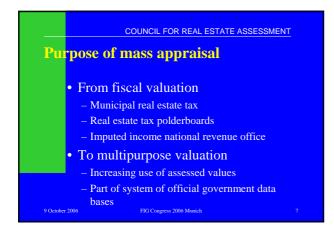
• Sales ratio's and mutual relations

FIG Congress 2006 Monich











COUNCIL FOR REAL ESTATE ASSESSMENT COUNCIL FOR REAL ESTATE ASSESSMENT •Real estate tax polderboard •Central government until 2007 • only for owner • only use valuation for owner-occupied houses • only for built property • 0,6% of value is added to your income • tax rate (average) 0,05% of value • tax for average house €750 • same rate residential and non-residential • but interest paid for mortgage can be • tax for average house €100 deducted • 100% of financial means from taxation 9 October 2006 9 October 2006

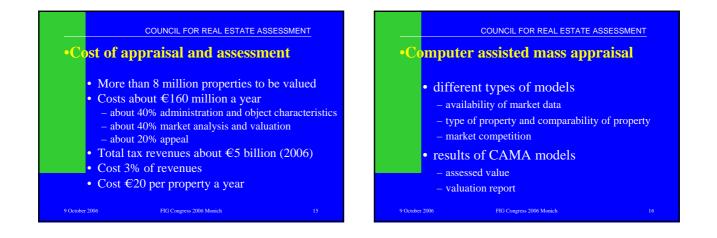
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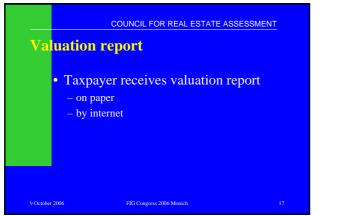


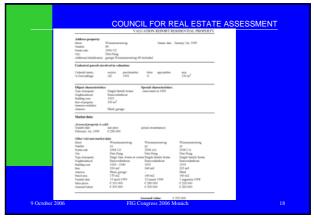




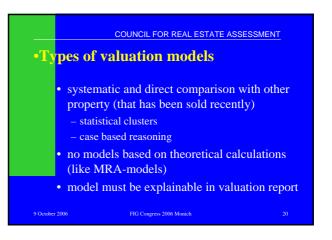




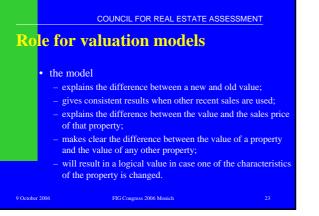


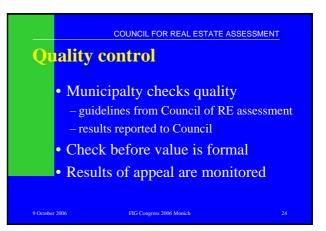












COUNCIL FOR REAL ESTATE ASSESSMENT Guidelines for quality control

- Sales ratio analyse
 - all sales prices of residential property analysed
 - average ratio is analysed and reported
 - all individual ratio's are analysed as well
 - simple to perform
- Conclusion
- Assessed values are on market level
- mutual relations not always correct

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Quality control without sales price

• Three scenario's

- check the structure of the valuation model
 very high demands on skills of people
- check how model deals with hypothetical changes
- risk of hypothetical value are made official – comparing pairs of objects

FIG Congress 2006 Monich

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