



Tapu ve Kadastro
Genel Müdürlüğü

Mass Valuation Techniques used in Land Registry and Cadastre Modernization Project of Republic of Turkey

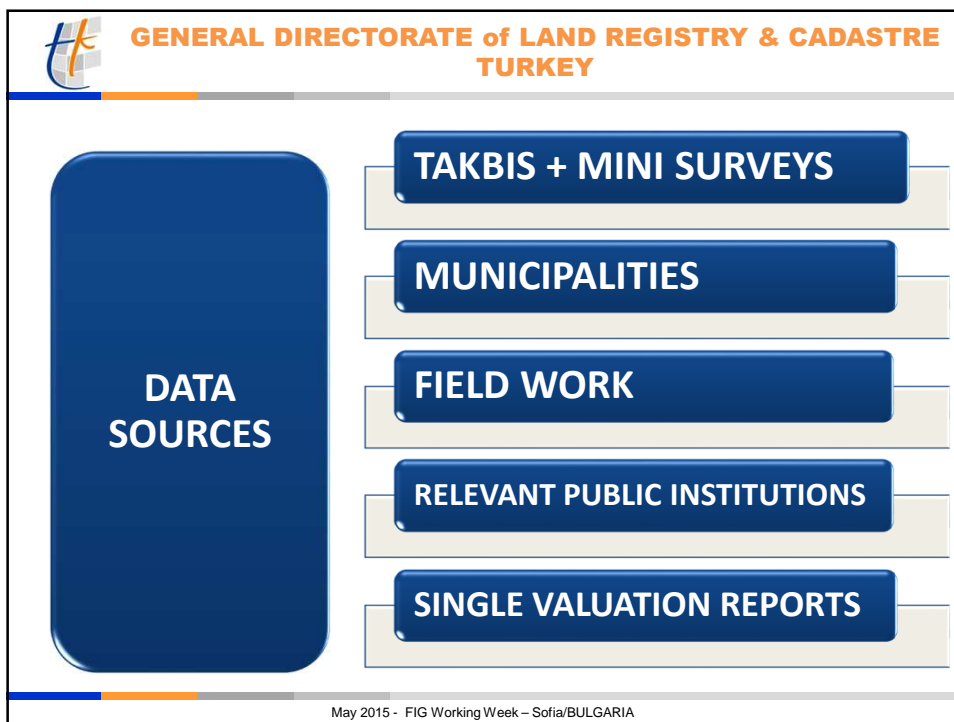
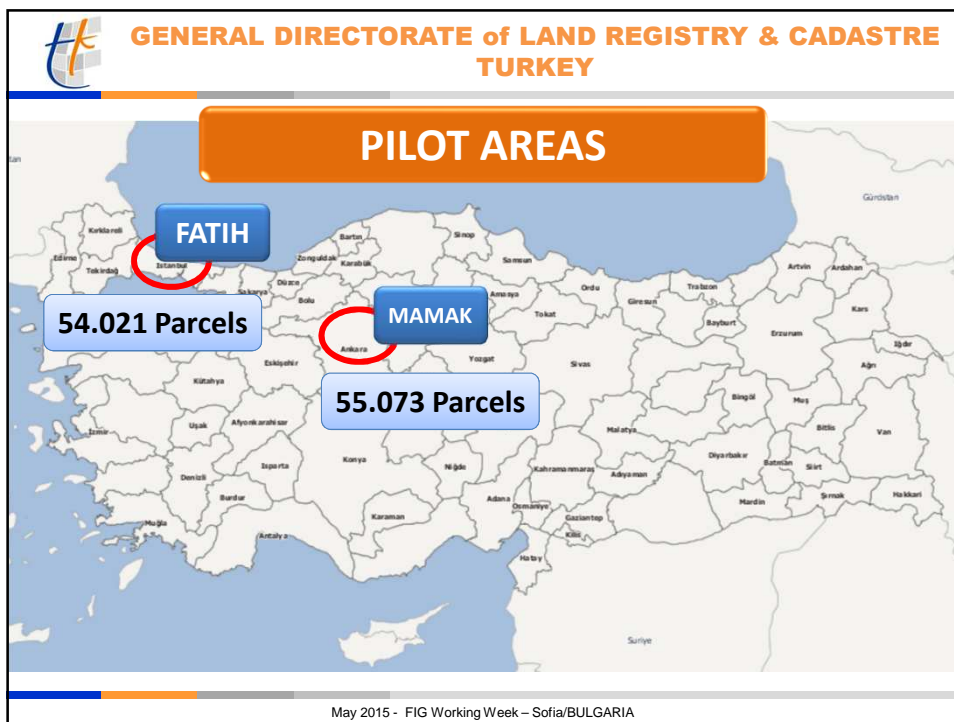


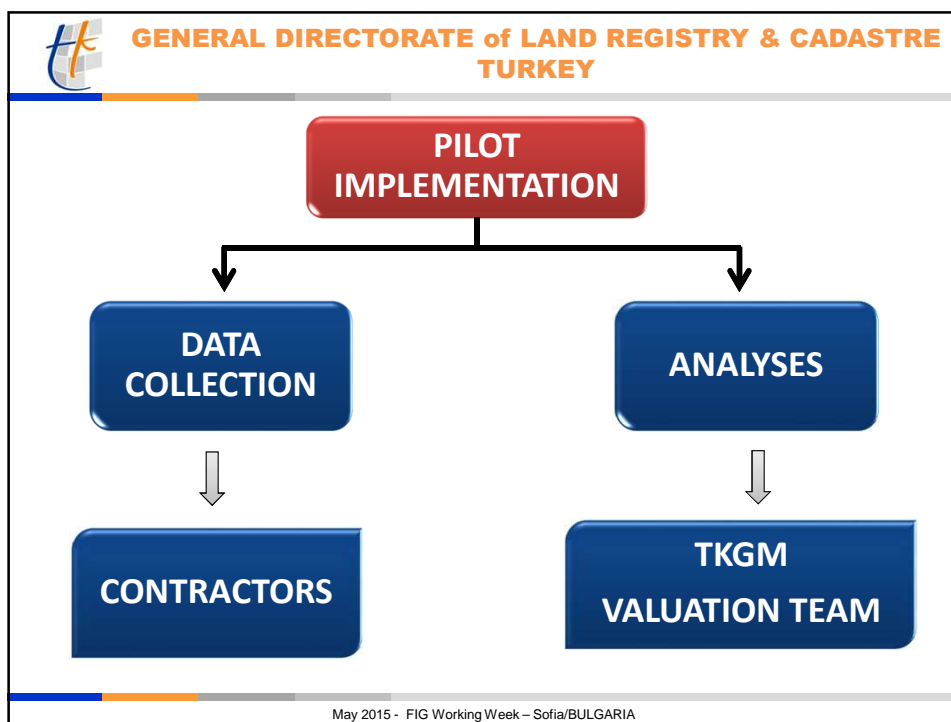
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TURKEY

Land Registry and Cadastre Modernization Project

- 1 • Cadastre and Land Registry Renovation and Updating
- 2 • Improved Service Delivery
- 3 • Human Resources and Institutional Development
- 4 • **Property Valuation**
- 5 • Project Management

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Neighbourhood	Parking Area	Number of Baths	Distance to Cultural Areas
Street/Road	Is it in a Building Complex?	Does it have a Balcony?	Distance to Sea*
Development Status of the Region	Facility Management	Is the Living Room Independent?	Distance to Recreational Areas
Location of Parcel	Number of Floors	Area Per Share	Distance to a Main Road
Slope	Heating System	Distance to City Centre	Distance to a Bus Stop
Street Width	On Which Floor	Distance to an Elementary School	Distance to a Metro Station
Earthquake*	Location of Individual Unit	Distance to a High School	Distance to a Metrobus Station *
Occupancy Permit	Direction of Individual Unit	Distance to a University	Distance to a Tramway Station *
Does it have Road Frontage?	Number of Directions of Individual Unit	Distance to a Supermarket	Distance to a Marmaray Station *
Building Age	Number of Rooms	Distance to a Bazaar	Distance to a Suburban Train Station**
Physical Status of Building	Gross Indoor Area	Distance to a Shopping Centre	Distance to Shanty Settlements**
Exterior Material	Gross Outdoor Area	Distance to a Mosque	Distance to Garbage Dump**
Does it have an Elevator?	Gross Area of the Storeroom/Coal Cellar	Distance to a Hospital	

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	Residential	Commercial	Land
FATİH	2.702	262	-
MAMAK	2.722	-	691

	Residential	Commercial	Land
FATİH	2.447	242	-
MAMAK	2.372	-	367

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MODEL BUILDING

- Multiple Regression Analysis - MRA
- Artificial Neural Networks - ANN
- Decision Trees
- Linear Model





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FATIH	Num. of Variables	Success Average	St. Deviation
Multiple Regression Analysis	19	82,52%	14,4%
Artificial Neural Networks	39	80,40%	16,28%
Decision Trees (CHAID)	17	80,81%	15,7%
Linear Model	25	83,10%	13,58%

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MAMAK	Num. of Variables	Success Average	St. Deviation
Multiple Regression Analysis*	19	82,52%	14,4%
Artificial Neural Networks	38	85,45%	11,8%
Decision Trees (CHAID)	15	85,5%	12,5%
Linear Model*	20	83,17%	14,0%

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