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FOREIGN EXPERIENCE OF PROPERTY VALUE ASSESSMENT

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A B S T R A C T	K E Y W O R D S
We have published in this scientific article an assessment of the value of property Regulation of the state of Uzbekistan and its implementation in the experience of foreign countries, in particular, we looked at the example of the United States, Italy and Azerbaijan.	Valuation, real estate, standard, object, income

Introduction

In particular, the Legal Regulation of assessment activities in the United States involves a multilevel system. “This system, in turn, is made up of many different professional institutions that perform a specific task. Also, the assessment activity is regulated by regulatory documents established by the state, and licensing is carried out only in the field of real estate assessment. The Appraisal Foundation (the Appraisal Foundation, TAF), founded in 1986 with the aim of developing real estate valuation standards, is today made up of four advisory boards that develop standards, methodologies, corrections, etc. The evaluation Jam will also resolve disputes that arise between evaluation agents” . The Assessment Standards Board (ASB), is an organization of seven representatives whose composition is involved in the development and modernization and interpretation of the American standards USPAP (Uniform Standards of Professional Appraisal Practice). The assessment practice Council (APB) consists of five to nine representative bodies of assessors providing advisory services in various areas of their practice. The department also develops and publishes notes on the general theory of evaluation (Recognized Valuation Methods and Techniques). The appraiser Qualifications Board (AQB) develops expertise aspects and sets requirements for the education and experience of Appraisers in real estate . In addition to the Assessment Fund in the United States, there are members of appraiser associations and representatives from a number of federal agencies, as well as organizations such as the appraiser Qualifications Board (AQB), which includes assessment committees(Appraisal Boards). The subcommittee on assessment is a federal public body.

"Supervises the legal regulation of assessment activities and compliance with Assessment Standards, and also manages the Federal Register of Appraisers and oversees the activities of the assessment jam unit. In addition, in the United States, Appraisers are affiliated with a variety of professional organizations, such as the American Society of Appraisers, the International Society of Appraisers, the Institute of business appraisers, the Association of machine and equipment appraisers, the International Association of public appraisers” . If we talk about the qualifications of an appraiser, the United States has very high requirements for real estate appraisers, and the services they provide are considered more reliable than appraisers of other types of property.

Real estate agents must complete the course and take the exam in order to obtain a license (certificate) that allows you to evaluate property. Regardless of whether you check your information, there are three things you need to confirm: being on the Professional Committee of the Institute for business evaluation (IBA), having a higher degree and meeting certain requirements. The individual license is territorial in nature and is valid only in the state provided.eal estate agents must complete the course and take the exam in order to obtain a license (certificate) that allows you to evaluate property. Regardless of whether you check your information, there are three things you need to confirm: being on the Professional Committee of the Institute for business evaluation (IBA), having a higher degree and meeting certain requirements. The individual license is territorial in nature and is valid only in the state provided. To be eligible to assess property at any point in the United States, the appraiser must obtain a federal license. To become an appraiser in a non-real estate field, you must be a member of only one of the self-regulating appraiser organizations.

However, the practice of U.S. assessors is regulated by U.S. federal laws on assessment practice, state-specific laws, uniform standards in the assessment process, the assessment Association consensus, and individual practice. However, the United States has no regulatory framework, regulatory requirements, and good practices for contractors. In our study, we also studied the role of European bodies in assessment activities. However, the practice of U.S. assessors is regulated by U.S. federal laws on assessment practice, state-specific laws, uniform standards in the assessment process, the assessment Association consensus, and individual practice. However, the United States has no regulatory framework, regulatory requirements, and good practices for contractors. In our study, we also studied the role of European bodies in assessment activities. For example, Italy has no government or national regulations related to architecture. The main stakeholders are: Confederation of Italian landscape engineers (CNGGL), Italian Chamber of Commerce - Italian Chamber of Commerce (Italian Chamber of Commerce), Merchants ' Association (GEOVAL). In Italy, valuation practices are based on the European standards organization (TEGOVA), the Italian property valuation standard, and the Italian banking association (AIB) guidelines for credit impact assessments guaranteeing properties. Italian law is similar to other laws and regulations in terms of price fixing, quality, legal procedures, capitalization and certain regulatory requirements. Evaluation standards in Italy are relative and do not require a separate license for activities. At the same time, it is noted that there are different types of countries in different countries, each of which has its own characteristics, depending on the phenomenon under investigation.

Italy has the lowest efficiency in terms of activity and leadership. However, all countries have their own preferences, and building inspections are common in the United States. A number of laws and regulatory documents have been developed around the world on the principles of international law. In the US, home assessment is carried out by qualified and trained professionals. At one time, however, the education of workers in the United States was limited. be seen from the table, Italy has the lowest efficiency in terms of activity and leadership. However, all countries have their own preferences, and building inspections are common in the United States. A number of laws and regulatory documents have been developed around the world on the principles of international law. In the US, home assessment is carried out by qualified and trained professionals. At one time, however, the education of workers in the United States was limited. Real estate agents in the United States, as a rule, do not engage in professional or legal activities.

Real estate agents themselves can also be divided into categories. Those that determine the location (e.g. West Los Angeles or Santa Barbara, California), while those that have added value (e.g. one hotel, apartment, park, or apartment). In addition, there are those who have wealth and those who do not have wealth

The passage of Federal laws allowed the government to regulate business. Before Law No. 29, law firms were regulated and regulated by law societies. There are many such companies in the United States, but only three of them are based on their main business, in particular:

1. The" American Institute of real estate appraisers " are income - generating property appraisers.
2. "Company of real estate appraisers" - free accommodation. passage of Federal laws allowed the government to regulate business. Before Law No. 29, law firms were regulated and regulated by law societies. There are many such companies in the United States, but only three of them are based on their main business, in particular:

1. The" American Institute of real estate appraisers " are income - generating property appraisers.
2. "Company of real estate appraisers" - free accommodation.
3. "American Partnership" - Cooperation on Machinery and Equipment

In the United States, real estate trading is a relatively rare activity for real estate companies with legal cooperation. This type of research is usually conducted by one or two people and usually has 3-10 evaluators. In addition to this company, other large companies operate in this market. For example," Cushman & Wakefield "or" CB Commercial " is the business of a large company.n the United States, real estate trading is a relatively rare activity for real estate companies with legal cooperation. This type of research is usually conducted by one or two people and usually has 3-10 evaluators. In addition to this company, other large companies operate in this market. For example," Cushman & Wakefield "or" CB Commercial " is the business of a large company. Typically, they look at larger projects and, if necessary, bring in investors or "big capital" from outside Wall Street.

This assessment or rating depends on the researcher's ability to collect specific information and information. The information required to have construction insurance is provided by Comps Inc.can be obtained from. This industry provides information for housing, office, hotel, commercial and residential buildings. Newsletters are sent to customers every two weeks. Another way for the appraiser to have accurate information is through brokerage and real estate companies. These companies specialize in affordable housing projects and have access to all the documents and contracts related to the purchase and sale of properties.

The following methods are used to fix the elements:

- cost method, which indicates the amount of money needed to create or change the object of assessment. This takes the depreciation of the object of assessment.
- a comparative approach, which is based on the comparison of products and their characteristics, for which there is a price data.
- the derivative based on the amount of money generated using the object of evaluation.ollowing methods are used to fix the elements:
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When implementing the income strategy, the broker uses the following rules:
1) this is a form of financing used by households or individuals who have the right to a loan;
2) internal accounting of funds, cash flow accounting, cash flow accounting

The cost method is based on the method of calculating the costs associated with the construction of a building - the main building materials or building components, their components, for example, land used for construction and construction.

Stages of the comparison method1) this is a form of financing used by households or individuals who have the right to a loan;
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Stages of the comparison method:
-conduct research, i.e. research market data related to information sales;
- identification of units relevant to comparison and development of comparative analysis for each;
- comparison and corresponding adaptation of subject and comparative sales by comparison elements;
- to reconcile several value indicators that lead to a single value indicator from the movement of a comparable object in the market (up or down).

In the United States, the practice of assessment is regulated by the state. The assessment Foundation (TAF) is the main standards body; its Assessment Standards Board (ASB) promulgates and updates the best programs as codified by the unified standards of Professional assessment practice (USPAP), while its board of assessment qualifications (AQB) minimum standards for assessment certification and licensing.

One of the most prominent professional organizations of Real Estate Appraisers in America is the valuation Institute (AI). It was a merger of the American Institute of real estate appraisers and the Society of real estate appraisers. Founded in 1930 along with others, the two organizations AI formation merged in 1990.ne of the most prominent professional organizations of Real Estate Appraisers in America is the valuation Institute (AI). It was a merger of the American Institute of real estate appraisers and the Society of real estate appraisers. Founded in 1930 along with others, the two organizations AI formation merged in 1990. These group awards were given to four professional evaluators: SRA, housing evaluators,-RRS AI, for housing review evaluators,, MAI for commercial evaluators, and-GRS AI, for commercial review evaluators. The Institute follows strict rules for the use and display of these designations.

Assessment activities in Azerbaijan are regulated by the law "on assessment activities", which came into force in 1998. The Society of Appraisers of Azerbaijan, registered in 1997, is a community organization that brings together all assessors operating in the country.

The new revision of the law “on assessment activities” of the Republic of Azerbaijan entered into force on December 18, 2009. This law establishes the general principles of property valuation activities in the Republic of Azerbaijan, and also regulates the organizational, economic and legal relations arising in its connection.

In this case, the state committee of the Republic of Azerbaijan approved the following standards :
"- professional ethics of the appraiser;
- generally accepted assessment principles The new revision of the law “on assessment activities” of the Republic of Azerbaijan entered into force on December 18, 2009. This law establishes the general principles of property valuation activities in the Republic of Azerbaijan, and also regulates the organizational, economic and legal relations arising in its connection.

In this case, the state committee of the Republic of Azerbaijan approved the following standards :
"- professional ethics of the appraiser;
- generally accepted assessment principles;
- market value as a basis for valuation;
- fundamentals of valuation beyond market value;
- drawing up an assessment report;
- Assessment of material assets;
- production equipment,
- price assessment of machinery and equipment;
- evaluation for the preparation of financial and accounting reports;
- assessment of credit security, collateral and debt obligations”.

Laws that will be needed when carrying out assessment activities:
1.Law of the Republic of Azerbaijan" on the State Register of real estate".- fundamentals of valuation beyond market value;
- drawing up an assessment report;
- Assessment of material assets;
- production equipment,
- price assessment of machinery and equipment;
- evaluation for the preparation of financial and accounting reports;
- assessment of credit security, collateral and debt obligations”.

Laws that will be needed when carrying out assessment activities:
1.Law of the Republic of Azerbaijan" on the State Register of real estate".
2.The Law of the Republic of Azerbaijan "On Land Reform".
3.Law of the Republic of Azerbaijan "on the procedure for consideration of citizens 'appeals"
4. Law" on mortgage " of the Republic of Azerbaijan
5.Law on assessment activities of the Republic of Azerbaijan
6.Law of the Republic of Azerbaijan" on state registration and State Register of legal entities".
7.3.Law of the Republic of Azerbaijan "on the procedure for consideration of citizens 'appeals"
4. Law" on mortgage " of the Republic of Azerbaijan
5.Law on assessment activities of the Republic of Azerbaijan
6.Law of the Republic of Azerbaijan" on state registration and State Register of legal entities".
7.Improving the quality of assessment activities in Azerbaijan is carried out under the program of the International Finance Corporation (IFC) for the development of mortgage lending in Azerbaijan and Central Asia.
8.2018 on March 18, Nusret Ibragimov was elected chairman of the Board of the Society of appraisers of Azerbaijan. Since 2017, Ibragimov has been a current member of the board of the company. The new council of the society has 11 members.