

UDC 528.443(479.25)

Analysis of the Current Procedures for Cadastral Assessment of Agricultural Lands in Armenia

P.S. Efendyan, M.Sh. Mkrtchyan, N.A. Khudaverdyan

Armenian National Agrarian University

armgeoinform@mail.ru, mkrtich-mkrtchyan@mail.ru, naneharmoni@gmail.com

ARTICLE INFO

Keywords:

*cadastral assessment,
land cadaster,
agricultural lands,
land management,
land-cadastral zoning*

ABSTRACT

In 2021, the procedure for cadastral assessment approximated to market value of real estate for real estate taxation (adopted in 2019) came into force in the Republic of Armenia, whereby a new methodology for cadastral assessment of other land fund categories of the RA was determined. The procedure does not apply to agricultural lands, which to this day are assessed and taxed according to the methodology and values that were determined in 1997. In this article, we have addressed some points of the current methodology, which, in our opinion, require revision or additional argumentation.

Introduction

In 2021, the procedure for cadastral assessment approximated to market value of real estate for real estate taxation (adopted in 2019) came into force in the Republic of Armenia, whereby a new methodology for cadastral assessment of other land fund categories of the RA was determined. (The Law of the RA (HO-225-N), 2019). Whereas the cadastral values and the net incomes for agricultural lands were determined by the Decision of the Government of the Republic of Armenia No. 237 of July 3, 1997 “On approval of the data of the state land cadaster of agricultural lands and unused lands of the Republic of Armenia”.

All subsequent decisions that determined the cadastral values and the net incomes for agricultural land use types are as follows: (№ 712, 17.11.1998; № 591, 23.09.1999; № 454, 07.08.2000; № 780, 29.08.2001, № 1488-N, 19.09.2002;

№ 717-N, 13.06.2003; № 1109-N, 05.08.2004; № 879-N, 30.12.2004; № 607-N, 19.04.2007; № 800-N, 24.06.2008; № 29-N, 13.01.2022) refer to Decision № 237 (Decision of the Government of the Republic of Armenia of July 3, 1997 № 237).

The main purpose of the article is to analyze the current cadastral assessment procedure in order to avoid some existing shortcomings when developing a new methodology for the reassessment of agricultural lands in Armenia.

Materials and methods

The main purpose of land cadastral assessment is regulatory and information support for state regulation of land relations (Varlamov, 2006).

Table 1. Land-cadastral zones of RA - by marzes (provinces)*

Id	Land-cadastral zones of RA	Marzes (provinces) of RA				
		Aragatsotn	Ararat	Armavir	Kotayk	Yerevan
1	Urts-Kotayk-Shamiram	Aragatsotn	Ararat	Armavir	Kotayk	Yerevan
2	Kotayk-Talin	Aragatsotn	Kotayk	Shirak		
3	Aparan-Hrazdan	Aragatsotn	Kotayk	Shirak		
4	Urts-Vayots Dzor	Ararat	Vayots Dzor			
5	Vedi-Nerkin Arpa	Ararat	Vayots Dzor			
6	Sevan	Gegharkunik	Kotayk			
7	Pambak-Nerkin Dzoraget	Lori				
8	Verin Dzoraget	Lori				
9	Verin Debet-Aghstev	Lori	Tavush	Gegharkunik		
10	Akhuryan-Spitak	Shirak	Lori			
11	Syunik	Syunik				
12	Vorotan	Syunik				
13	Nerkin Debet-Aghstev	Tavush	Lori	Gegharkunik		
14	Merdzaraktsyan	Ararat	Armavir	Yerevan		
15	Ashotsk	Shirak				

*Composed by the authors.

The land-cadastral zoning of the land fund of the RA is a scientific system of dividing territory, which is characterized by the detection of practically homogenous natural, soil and economic conditions and contributes to the correct assessment of agricultural lands (Avagyan and Efendyan, 2022).

The land assessment is expressed in comparative relative indicators which show how good or bad is particular land for growing a particular crop (Yezekyan and Efendyan, 2008).

Over the past two decades, natural landscapes in the territory of RA have undergone noticeable changes, mainly due to anthropogenic intervention, as well as climate change, which has led to a sharp deterioration of the hydrothermal regime, soil fertility indicators, soil degradation and erosion processes over a large part of the territory. Researching the reclamation state of lands and cadastral revaluation will also indirectly contribute to increased soil fertility (Avagyan and Efendyan, 2023).

The state cadastral assessment of agricultural lands enables to determinate the value of land in terms of productivity and soil contamination (Vislinski and Tikhonenko, 2017). Therefore, when conducting a cadastral assessment of agricultural land types, it is necessary to take into

account the technological conditions of the plots, which have a direct impact on the cost of agricultural crops (Yeghiazaryan, et al., 2020).

The land-cadastral assessment zones of the RA are also determined by the annexes to the Decision of the Government of the RA № 237, with fifteen of the zones containing agricultural lands. Below we present the distribution of land cadastral zones by marzes (provinces).

The land-cadastral zones are distributed as shown in figure 1.

The appendix of the Decision of the Government of the RA № 237 shows the net incomes of agricultural lands, by marzes (provinces) and communities, by land use type (arable lands, perennial plantings (vineyards, orchards (pome fruits, stone fruits)), natural rangelands (grasslands, pastures)), and by groups of cadastral assessment (1-5-rd classes). Although the cadastral values and net incomes in Appendix are provided by marzes and communities, the main factor for these values is land-cadastral zoning: the cadastral value of the 5th class arable land of the conditional Urts-Kotayk-Shamiram land-cadastral zone is the same both in Aragatsotn, Armavir, Ararat, Kotayk provinces and in Yerevan.

LAND-CADASTRAL ZONING OF REPUBLIC OF ARMENIA

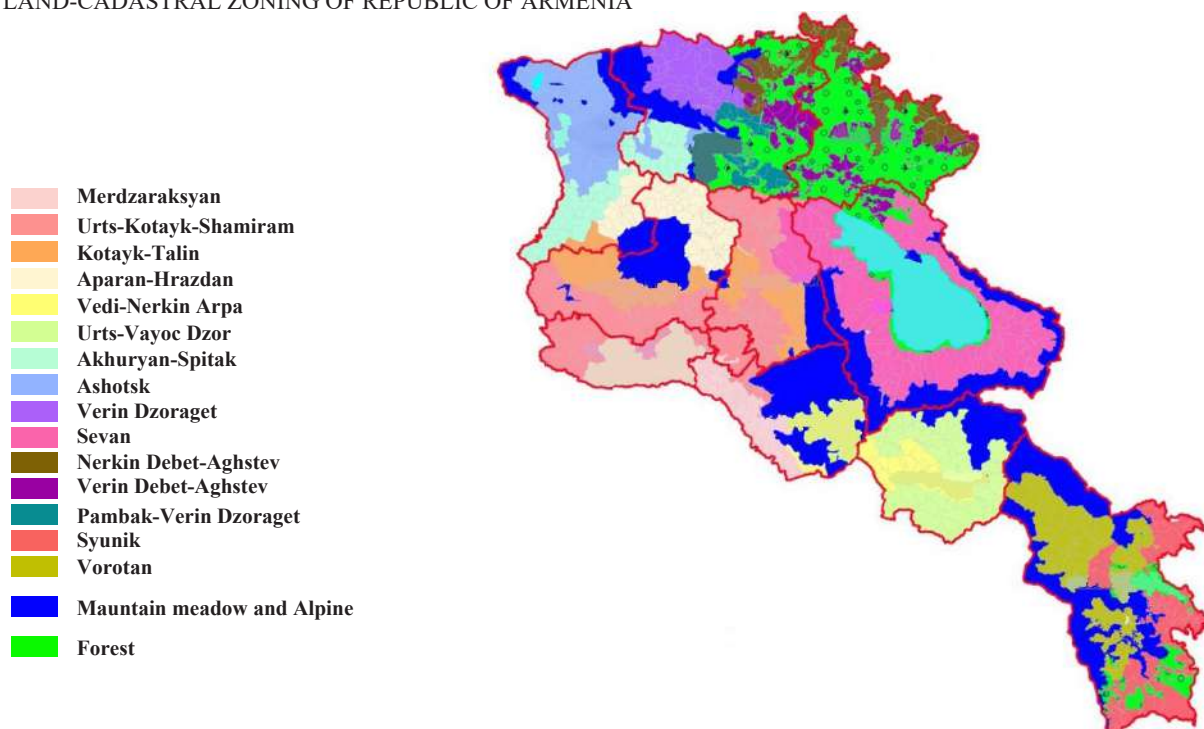


Figure 1. Land-cadastral zoning of RA (Yezekyan, 2014).

Results and discussions

In the Appendix, the grasslands and pastures are divided into two groups – countryside (adjacent to the villages) and remote; however, the cadastral value is the same in both groups. Only the values of arable lands are divided into irrigated and non-irrigated groups. For all other land use types, the values for irrigated and non-irrigated areas are identical. In the Appendix, the values of the catastrophe groups of those lands are provided per communities that were present in the particular community at that time. Values of absent land use types and those of the absent land cadastral assessment groups are not presented.

According to the Decision of the Government of the RA № 1101-N of July 25, 2002 “On approval of the cadastral values of other agricultural lands”, other (unused) lands of agricultural designation are assessed separately for each land-cadastral zone, calculated by the coefficient determined for the particular year based on the Decision of the Government of the RA № 1101-N, from the lands of agricultural designation, by the net incomes and cadastre values weighted by land areas of the 5th group pasture lands (Decision of the Government of the Republic of Armenia № 1101-N of July 25, 2002).

Based on the aforementioned decisions of the Government of the RA, we have drawn up the table below, separating

the values defined for each land-cadastral zone. For this purpose, we have analyzed statements of cadastral values and net incomes for 1002 settlements and obtained a complete table for all groups of land-cadastral assessment for all land use types in all 15 land-cadastral zones, which didn't exist before. The fields, the values of which are not provided in the Appendix to the Decision, remained empty, i.e. no value was determined for them.

Obviously, in all the land-cadastral zones, the highest values have the perennial plantings, followed by arable lands, grasslands, pastures and other lands. In Urts-Kotayk-Shamiram and Urts-Vayots Dzor land-cadastral zones, pome fruit orchards are the highest value lands, while vineyards have the highest value in Vedi-Nerkin Arpa, Verin Debed-Aghstev, Syunik, Vorotan and Sub-Araks land-cadastral zones, and stone fruit areas are most valued in Nerkin Debed-Aghstev zone.

Grasslands in some regions are inferior in value to arable lands (Urts-Kotayk-Shamiram, Vedi-Nerkin Arpa, Sevan, Pambak-Nerkin Dzoraget, Verin Dzoraget), and in others (Kotayk-Talin, Aparan-Hrazdan, Urts-Vayots Dzor) have a higher value. Exactly, the same picture is in the case of pastures.

The values of the other lands correspond to pastures of the 5th class.

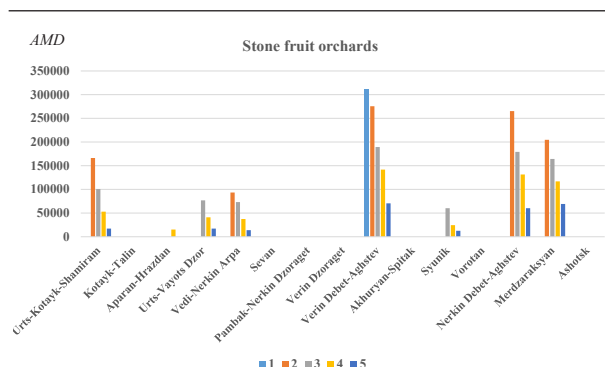


Figure 4. The cadastral values of stone fruit orchards – by land-cadastral zones and groups of cadastral assessment (composed by the authors).

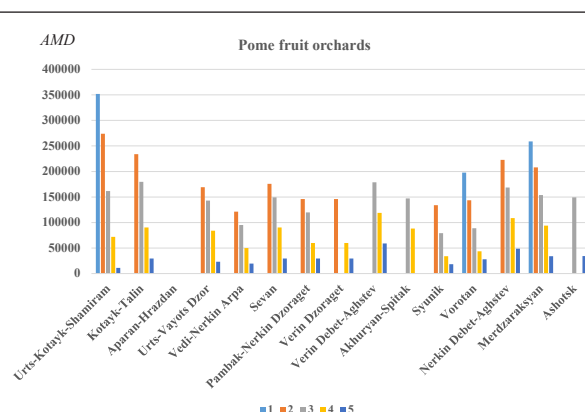


Figure 5. The cadastral values of pome fruit orchards – by land-cadastral zones and groups of cadastral assessment (composed by the authors).

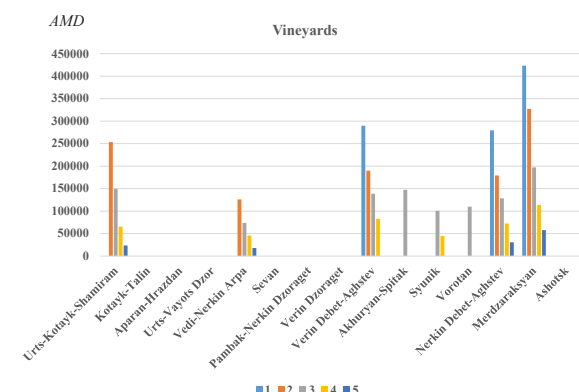


Figure 6. The cadastral values of vineyards – by land-cadastral zones and groups of cadastral assessment (composed by the authors).

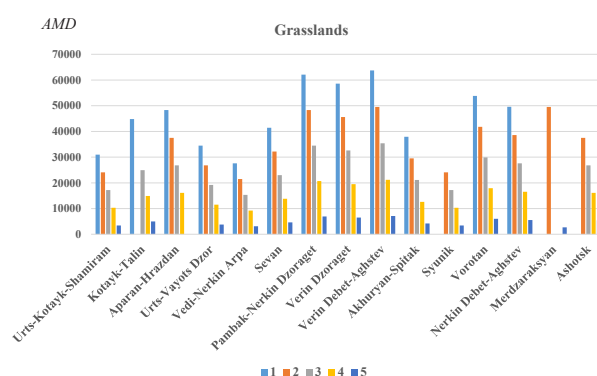


Figure 7. The cadastral values of grasslands – by land-cadastral zones and groups of cadastral assessment (composed by the authors).

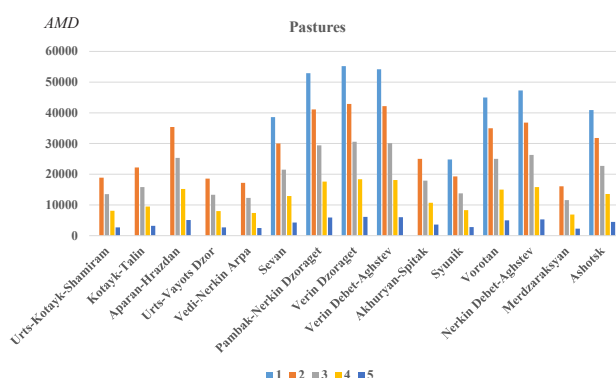


Figure 8. The cadastral values of pastures – by land-cadastral zones and groups of cadastral assessment (composed by the authors).

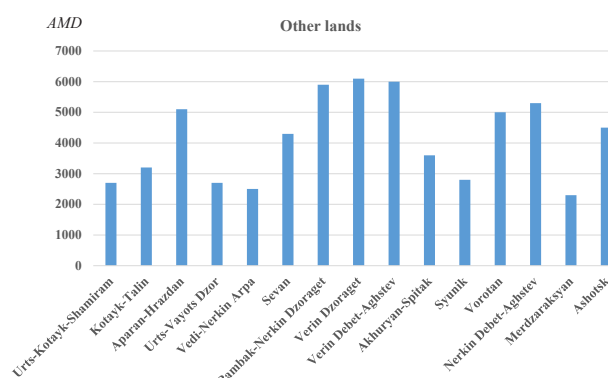


Figure 9. The cadastral values of other lands – by land-cadastral zones (composed by the authors).

In some land-cadastral zones, for vineyards (Kotayk-Talin, Aparan-Hrazdan, Urts-Vayots Dzor, Sevan, Pambak-Nerkin Dzoraget, Verin Dzoraget, Ashotsk), for stone fruit orchards (Kotayk-Talin, Sevan, Pambak-Nerkin Dzoraget, Verin Dzoraget, Akhuryan-Spitak, Vorotan, Ashotsk), pome fruit orchards (Aparan-Hrazdan) the cadastral value has not been determined for any group of cadastral assessment. In the case of pastures, the values of the 1st cadastral assessment group are mostly absent (Urts-Kotayk-Shamiram, Kotayk-Talin, Aparan-Hrazdan, Urts-Vayots Dzor, Vedi-Nerkin Arpa, Akhuryan-Spitak, Merdzarakhsyan). In the case of grasslands in different land-cadastral zones, the values of different groups of cadastral assessment are absent (for example, in Kotayk-Talin - 2nd group, in Aparan-Hrazdan - 5th group, in Syunik - values of the 1st group), the same picture is also in the case of arable lands.

Conclusion

In 6 out of 15 land-cadastral zones, the cadastral value has not been determined for 2 agricultural land types, in 3 - for 1 agricultural land types (for any group of cadastral assessment), and in the case of the remaining six regions, for some groups of cadastral assessment different agricultural land types have not been determined. There is no such region of land-cadastral zones for which the cadastral values and the net incomes of all groups of cadastral assessment for all agricultural land use types are determined.

Currently, if any landowner decides to plant an orchard or a vineyard in the conditional Ashotsk or Aparan-Hrazdan land-cadastral assessment zone, the net incomes and the cadastral values are calculated based on values of one of the nearby land-cadastral zones, which, in our opinion, is incorrect. In the new methodology of cadastral revaluation of agricultural lands, it is necessary to include base values for each agricultural land type for each land-cadastral assessment zone, which will further serve as the basis for calculating the net incomes and the cadastral values for any group of land cadastral assessment for newly established planting of any land type.

The circumstances of determining the same cadastral values and net incomes for nearby and remote grasslands and pastures are also unclear and need additional justifications or changes.

References

1. Avagyan, M., Efendyan, P. (2022). Assessment and land cadastral circulation of physical-geographical conditions, land formation in the Republic of Armenia, Collection of Scientific articles of Gavar State University, - N 13 (in Armenian).
2. Avagyan, M., Efendyan, P. (2023). Land cadastral characteristics of Gavar area of Gegharkunik region, soil quality, assessment criteria, Collection of Scientific articles of Gavar State University, - N 15 (in Armenian).
3. Decision of the Government of the Republic of Armenia No. 237, dated to July 3, 1997 "On approval of the data of the state land cadaster of agricultural lands and unsuitable lands of the Republic of Armenia" (in Armenian) <https://www.arlis.am/DocumentView.aspx?docID=28610>.
4. Decision of the Government of the Republic of Armenia No. 1101-N dated to July 25, 2002 "On approval of the cadastral values of the agricultural unsuitable lands" (in Armenian) <https://www.arlis.am/DocumentView.aspx?docid=52078>.
5. Law of the RA "On approval of procedure for cadastral assessment approximating to market value of real estate for real estate taxation" (HO-225-N), 2019 (in Armenian) <https://www.arlis.am/documentview.aspx?docid=136988>.
6. Varlamov, A.A. (2006). Land cadastre, Volume 4, Land assessment, Moscow, Koloss, - 463 p. (in Russian).
7. Vislinski, M.D., Tikhonenko, V.V. (2017). About state cadastral assessment of lands of populated areas and agricultural lands, Russian Law, N 1, 2017 y (in Russian).
8. Yeghiazaryan, G.M., Ghazeyan, K.A., Aleksanyan, A.A. (2020). Features of the cadastral valuation of agricultural land on the example of the consolidated community of Gladzor, Public Administration, - N 1, 2020 y (in Armenian).
9. Yezekyan, A.S. (2014). The cadastral assessment of agricultural lands, Yerevan, ANAU, - 128 p. (in Armenian).
10. Yezekyan, A.S., Efendyan, P.S. (2008). Land cadastre, Yerevan, ASAU, - 284 p. (in Armenian).

Acknowledgements

These analyses were carried out with the financial support of Higher Education and Science Committee of the Ministry of Education, Science, Culture and Sport of RA – within the frame of the scientific topic coded 21T-4C249.

Accepted on 27.11.2023
Reviewed on 22.12.2023