

CADASTRAL IDENTIFICATION OF FARMLAND AND FOREST FOR REAL ESTATE VALUATION

Daniel LEPĂDATU¹, Gabriel SĂNDULACHE²,

e-mail: daniel.lepadatu@gmail.com

Abstract

It is known that agricultural and forest land have not yet been clearly identified or in some cases completely missing in this paper we propose to identify a farmland and forest cadastre in order to assess them and to obtaining real information as necessary for the taxation of thereof. To show the difficulties encountered in the process identification and evaluation of these lands also present a case study. Even if the first identified area is the same area of the property documents being a happy case we can say that there are many other cases where are significant differences between these surfaces and sometimes duplication. A recent example is the superposition of lands in Cluj-Napoca terminal airport with future highway (the actual ring road).

Key words: cadastre, Global Positioning System – GPS and Global Navigation Satellite System - GNSS , farmland and forest
