

## **STUDIES CONCERNING EVALUATION OF LANDS (CASE STUDY)**

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### **Abstract**

The paper has as motivational support the importance of land value without which you can not do a thorough analysis of its use. Indisputable that in determining the place of the land in national wealth, determining of land value is absolutely necessary. Purpose of the paper is to provide a conceptual framework, methodological needed for an objective estimation of the land value, and the overall objective suppose the estimating the comparative value of land in the village Certesti, Galati county, depending on where they are - in town or outside of town. The paper deals punctually, methodological, the assessment of lands related Certesti's village, Galati county, on the three types of estimates, in the base of economical parameters, and of the analytical estimations or through income capitalization. Based on economical parameters, the value of a incorporated hectare of land is 13928.57 lei/ha in the village Certesti and 9705.88 lei/ha in the village Cotoroaia, and the value of a unincorporated hectare of land is the 5850 lei/ha respectively 5490 lei/ha. The average price of a incorporated hectare based on estimating through benchmarking method in the base of technical and economical parameters and of the analytical estimations or through income capitalization ranging from 14944.3 lei/ha in Certesti village and 10627.45 lei/ha in Cotoroaia village. The average price of a unincorporated land is 6323.87 lei/ha in Certesti village and 5900.82 lei/ha in Cotoroaia village.

**Key words:** technical parameters, economical parameters, analytical estimations, income capitalization.

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