

Mass Appraisal Techniques Combined with GIS - Ownership Transfer Project in the Israel Land Authority

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SUMMARY

Israel Land Authority (ILA) is the government institution that manages over 90% of Israel's land. The ownership of this land is registered to one of the three following institutes: the State of Israel, the Development Authority, and the Jewish National Fund.

Government decision number 117 decreed a reform to the state lands and to transfer a part of the built area ownership to the currently lessee holders.

During the transition from lease to ownership, the Israel Land Authority charges the value difference between lease to ownership, and the lessee can be registered as the owner at the Land Registry bureau.

Before commencing this operation, it is necessary to know the value of the leased land to determine the difference between full ownership and lease, and thus it is needed to assess each property. The Department of Valuation and Mapping division at the Israel Lands Authority have joined efforts to build a layer of 'price areas'. Instead of assessing each property on its own, it was decided to set a fixed 'price area' to properties in the same neighborhood that share common characteristics and values.

After the completion of the assessment, the 'price area' is assimilated into the GIS as a layer, and by intersecting the 'price area' layer with the ILA cadastral layers we can determine the market value of each property. From this value we can determine the lessee holder's required payment to the ILA.