

# **Automatización de cálculos avaluatorios aplicados a bienes inmuebles urbanos**

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## **SUMMARY**

In order to facilitate the calculations to be performed within the process of real estate appraisal in the urban environment, it was developed a set of programs that, after introducing each case variables, allow to directly determine the value being sought. Calculations relate to: regular medial lot value, medial triangular lot value, two streets fronting lot value, several streets fronting lot value, several streets fronting lot value (from Niederer), corner lots value, relative value of a lot, lot corrected value, determination of variables k and m per least-square method, mathematical finance. It is also introduced another program which allows to directly measure the value of the building, using the building characterization data (category, destination, age, condition and area). In parallel, it was created a calculation method for obtaining the value of a building, by simulating the calculation carried out by the uruguayan national cadastre from urban affidavits. It is intended, in another calculation, to determine the potential value of a lot regarding the municipal rules for each zone such as, non edificandi retirements, height regime (fixed or maximum) and LUF (land use factor). As a theoretical basis for the programs made, it is presented the book "CURSO DE AVALUACIONES - AVALUO DE LOTES URBANOS" (Published in [www.fing.edu.uy/ia](http://www.fing.edu.uy/ia) on August 2008).