Typical errors in the data for the performance of the state cadastral assessment of real estate objects

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Abstract. This scientific article addresses the issues of typical errors in the information on real estate objects to the fullest extent of this issue. The content of this scientific article is a modern knowledge and statistical data obtained on the basis of the activities of the federal state body - the Federal Service for State Registration of Cadastre and Cartography of the Russian Federation. The main provisions of the State Inventory Assessment real estate, cadastral value, Unified State Register of Real Estate.

1. Introduction
The purpose of this scientific article is to study and analyze typical errors in the information provided by the Rosreestr on real estate objects.

Making a deal or other real estate transactions, each person can meet with errors in the extract from the Federal Service for State Registration of Cadastre and Cartography of the Russian Federation (Rosreestr). In the Russian Federation, from 01.01.2017, information on each property must be included in the Unified State Register of Real Estate (hereinafter referred to as USRE). The rules for entering information into this database are regulated by Federal Law No. 218-FZ “On State Registration of Real Estate”. At the moment, the document that contains information about real estate is an extract from the USRE. This is a universal and necessary document for the provision and execution of transactions or clarification of any information on the requested object. Therefore, the error that can be found in the statement in the information about the property is subject to correction.

The correctness and accuracy of information is an essential tool for the work of other departments and services, in particular for the State cadastral assessment of state budgetary institutions [1-5].

2. Materials and methods
After analyzing the statistical data of the Office of the Federal Service for State Registration of Cadastre and Cartography in the Yamalo-Nenets Autonomous District for 2018, the following actual examples can be distinguished for errors in the textual and graphical parts of the provided information from the USRE, which are discussed below.

Of the total number of assessment objects - 74491, which are determined by adding the number of objects and obtained in 143 XML files, 7% are not validated files. The information in such data is not consistent with the XML schema format provided for by the Procedure (Order of the Ministry of Economic Development of Russia of 16.06.2017 N 291.
"On approval of the procedure for maintaining a fund of state cadastral valuation data and providing information included in this fund, as well as a list of other data on cadastral value, on the procedure and grounds for determining it, and requirements for their inclusion in the state cadastral valuation fund"). The result of processing such information and the formation of XML files for transfer to the registration authority may not meet the requirements and restrictions to the data to be filled in, which are compiled and transmitted in accordance with paragraphs 7, 8 of Article 14 of the Federal Law of July 3, 2016 No. 237-FZ "On State Cadastral Evaluation" (hereinafter - the Federal Law) to the authority for registration of rights on electronic media in the form of an electronic document, when checking interim reporting documents for compliance with the requirements for the report.

However, the list revealed an incomplete information describing the objects necessary to determine the cadastral value [6-11].

The type of permitted use of "Utilization" is absent from 43878 objects, which is 58.9% of the total number of objects.

At 136 objects there is no type of use of the site according to the documents "ByDoc", which is 0.2% of the total.

The “ByDoc” field “Type of use of a plot according to documents” contains dashes (-), ellipsis (...), as well as unfinished phrases, such as “block”, “2-nd floor.”

The “Area” column “Area” contains zero values (4 objects - the area is 0 m².), 731 objects contain an area value from 0.13 to 1 m² and 1 m² (Figure 1).

![Figure 1. Information about the objects of assessment (zero area values).](image)

The “Area” column shows the area of objects belonging to the Yamalsky district, 99910929 m² and 778,127,797 m², while the area, according to the Federal Register, the land of the settlement itself is 70.3 million m².

An analysis of the description of the reference point showed incomplete filling of the “Street Name” column, as well as filling errors (“Erroneous” street). In some cases, there is no name of the settlement, in the presence of the name of the street and the municipality (address - the Russian Federation). With respect to 198 objects, the assignment of an object to the Yamalo-Nenets Autonomous District is possible only by the region number (Figure 2).
Figure 2. Information about the objects of assessment (address - Russian Federation).

In 29 cases, there is no KLADR, in 43 - OKATO. The column "Name5" "The name of the district" in 55 cases contains the name of the region. In the column “Name6” “Name of the city”, in 6 cases, erroneously, the name of the district of the autonomous region is indicated. In the “PostalCode” “Index” there are 6 numbers belonging to other regions (for 2 objects - 385000 - Maikop, Adygea Republic, for 4 objects - 649000 - Gorno-Altaisk, Altai Republic). In the total number of objects (40165 units) put on cadastral registration until 2012 (the year of the previous cadastral valuation), 89 objects (0.2%) do not have a cadastral value, therefore, for some reason were not evaluated in 2012.

When analyzing the graphic part of the list of assessment objects, presented to the institution by a single graphic layer, the following discrepancies were revealed:

- this unloading contains 365889 land plots with cadastral number. At the same time, the types of land plots included in the unloading: “Separate”, “Conditional”, do not contain information about the cadastral numbers of land plots (type: Unified land use), which they are part of;
- information about land plots in the context of MO is presented in different coordinate systems (hereinafter referred to as CS): conditional CS, coordinate system of 1963 (CS-1963), local coordinate system (MCS-89). Thus, for the settlement of Salekhard, the graphic information is unloaded in two CS (conditional CS, MCS-89), which does not allow, without having transition parameters (keys), arrange real estate objects in one CS for accounting in work;
- there are land plots, information about which is contained in the graphic part of the list according to the data of the Rosreestr portal, removed from the register (example: 89: 05: 030707: 4796, information on the withdrawal portal as of 03.24.2015);
- unloaded 365889 land plots, refer to all categories of land (including objects without an assigned category of land), without indicating such information in the semantic part.

In the form provided, the graphic part of the list for the purposes of cadastral valuation does not carry any information function and, accordingly, cannot be used in determining the cadastral value of land plots.

It is also worth noting that 9914 land plots, or 13% of the total volume of the list, are the objects for which data was received with any changes in comparison with the information processed by the institution regarding the objects of assessment in preparation for the T-bills until January 1, 2019 of the year according to the list of real estate objects formed by the rights registration body as of 01.01.2018.
When analyzing the XML files of the list of assessment objects, information about which is contained on electronic media, the following errors were identified:

- in the list there is no information on the number of objects subject to state cadastral valuation, in violation of clause 11 of the Procedure. This information should be reflected in the column with the name “Quantity” in the part “General information about the list being formed”. According to the description of the XML schema structure intended for the formation and provision of a list of real estate objects subject to state cadastral valuation posted on the official website of the rights registration authority in the Internet information and telecommunications network (paragraph 10 of the Procedure), the field is filled with a mandatory numeric element. This field is filled not by the number of objects in the list, but by the number of objects in each XML file;

- the text part of the list, which is provided in relation to 74491 land (determined by adding the number of objects in all files), of which 5124 land plots, information about which are contained in 143 presented in the XML files list, can not be used in the work of inconsistencies XML schemas (not valid files). This information should be intended for the formation and provision of a list of real estate objects subject to state cadastral valuation posted on the official website of the rights registration authority in the Internet information and telecommunications network (Table 1);

- in the uploading of files there is information regarding the “Separate” land plots with cadastral numbers: 89: 01: 030501: 56, 89: 10: 010302: 61, 89: 11: 080101: 25. This type of land plot must be part of the “Single Land Use”, as it is not an independent land plot and cannot be assessed as a separate object;

- land plots with cadastral numbers: 89: 04: 010101: 238, 89: 04: 010101: 249, 89: 04: 010101: 252, 89: 08: 020102: 767, in the list provided with an area value of "0" one of the main characteristics of real estate objects included in the list, if the real estate objects subject to state cadastral valuation are land plots;

- with regard to real estate objects of the “Land of Water Fund” category, there are land plots with cadastral numbers: 89: 05: 010310: 14987, address description: “Tarkosalinsk forestry, Urengoy district forestry, quarter No. 710” and 89: 05: 030803: 7465 , address description: "The November Forestry, Muravlenkovskoe forestry district, Muravlenkovskoe tract, quarter №556, allocation number 81". According to the online information from Rosreestr, these land plots are related to the lands of the forest fund;

- from 74491 objects of information assessment in respect of 61 objects of real estate on the type of permitted use are completely absent. According to paragraph 6 of the Order, these objects should not be included in the list.

In accordance with paragraph 8 of the Procedure, the graphic part of the list is formed as files in the format of MIF / MID or SHP.

3. Results
As a result of the study, as: analysis of the graphic part revealed that there is no obligatory information and materials such as:

- boundaries of cadastral neighborhoods, including information on accounting numbers of cadastral neighborhoods;
- boundaries of settlements;
- boundaries of municipalities;
- contours of buildings, structures, objects of unfinished construction on land plots, including information about the cadastral numbers of buildings, structures, objects of unfinished construction;
- boundaries of zones with special conditions of use of territories, territorial zones, territories of cultural heritage objects, territories of advanced socio-economic development, territorial development zones in the Russian Federation, gambling zones, forest areas, forest parks, specially protected natural territories, special economic zones, hunting grounds;
- coastlines (boundaries of water bodies).
Table 1. Information about land plots from the list submitted for T-bills.

| Sign of commitment | Name of the field code in the List | The name of the characteristics | The number of objects that have an indicator value |
|--------------------|-----------------------------------|---------------------------------|-----------------------------------------------|
| Required           | CadastralNumber                   | Cadastral number of land        | 74491                                          |
| Required           | CadastralBlock                    | Cadastral number                | 74491                                          |
| Optional           | CadastralNumber                   | Cadastral number of capital construction objects | 34261                                          |
| Optional           | Value16                           | Cadastral value                 | 73249                                          |
| Required           | Category                          | Land category                   | 74491                                          |
| Optional attribute | LandUse                           | Type of permitted use of land in accordance with the classifier approved by the order of the Ministry of Economic Development of Russia of September 1, 2014 No. 540 | 2059                                          |
| Required           | Utilization¹                      | Type of permitted use in accordance with the previously used classifier | 30613                                          |
| Optional attribute | PermittedUseText                  | Permitted use (text description) | 74426                                          |
| Optional attribute | ByDoc²                           | Type of use of the plot according to the documents | 74355                                          |
| Required attribute | DateCreated                       | Date of registration            | 74491                                          |
| Required           | Area³                             | Площадь                         | 74491                                          |
| Required           | KLADR                             | KLADR                           | 74462                                           |
|                   | OKATO                             | All-Russian classifier of objects of administrative and territorial division | 74448                                          |
| Required           | PostalCode                        | Postcode                        | 18024                                          |
|                   | Address                           | The targeted landmark in the context of rural settlements that are part of the districts of the autonomous region, including | 20071                                          |

4. Discussion
After analyzing the provided graphic information, in the amount of 365889 real estate objects it was revealed that, along with the land plots of the category “lands of settlements”, the land plots of other land categories are included in the graphic part. In addition, in the graphic part there is no information about the land plots registered in 2018, which are present in the textual part of the list, on the cadastral plan of the territories and on the website of the Federal Register in the online information data. For example, land plots with numbers: 89: 09: 000000: 1763, 89: 09: 010301: 175. Many land plots are duplicated in cadastral neighborhoods located in another coordinate system with similar coordinates.

When comparing the information of the list updated on the date of the assessment with the information contained in the Register, by requesting extracts from the Federal Registration Service to clarify the information with the information contained in the list compiled by the rights registration authority as of 01.01.2018, it was revealed that information about the changed information is contained only in the list updated on the date of the state cadastral valuation. The statements obtained
from Rosreestr, in the data of the online service, in the public cadastral map contain exactly the information contained in the list provided to the institution on 01.01.2018.

Within the authority of budgetary institutions related to the determination of the cadastral value in accordance with Article 7 of the Federal Law, the institution is obliged to provide explanations related to the determination of the cadastral value.

When the authorized body posts the list processing results on its official website, any interested person, including the owner of the property, has the right to familiarize himself with information about the property being subject to cadastral valuation, as well as to request the necessary explanatory information from the institution.

In the framework of providing explanations related to the objects of valuation, in the event that this person has identified various information regarding such objects, the institution shall be guided by the information provided in the list compiled on the valuation date. The inconsistency of the information contained in the data list and contained in Rosreestr and not being modified by the result of a comparative analysis of information conducted on some land plots that are the objects of assessment may lead to negative consequences due to the disagreement of the right holders of real estate objects in the correctness of the institution’s actions in determining the cadastral value associated with the accounting information on the objects of assessment [3-15].

5. Conclusion
Currently, all planned in the process of the GKO, carried out by the institution in 2019, the deadlines approved by the Methodological guidelines on state cadastral valuation as part of the work on state cadastral valuation are strictly adhered to.

The processing of the list was carried out in order to coordinate the results of processing with the authorized body and municipal authorities, provided for by the Guidelines, taking into account the information contained therein, provided to the institution, in full.

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