Agency for Geodesy, Cartography and Cadastre
of the Republic of Moldova

MODERNIZATION OF REAL PROPERTY VALUATION SYSTEM IN MOLDOVA

The Role of Cadastral and Spatial Data in Supporting Accurate and Transparent Valuation

Nadejda JOSANU

Head of the Department of Property Valuation and Real Estate Intermediation, AGCC

nadejda.josanu@agcc.gov.md

INSTITUTIONAL SETUP

Cadastre, spatial data and valuation under one authority

Geodesy, cartography and remote sensing

Real estate cadastre (RBI)

National spatial data data infrastructure

Valuation of real estate

National geospatial data fund

Real estate intermediation

IMPLEMENTATION

Public Institution “Real Estate Cadastre”

37 territorial cadastral offices register rights, collect property data, apply the approved valuation models and examine appeals.

AGCC sets policy, methodology and approves the models.

FROM MARKET TRANSITION TO NATIONAL REVALUATION

Milestones of the valuation system

1998

Real estate cadastre created (GD 1030/1998)

2002

Law 989/2002 on valuation activity; mass valuation defined in law

2002–2012

ValueCAD automated valuation system for taxation

2004–2011

First mass valuation: apartments, urban houses, garden plots, garages, commercial and industrial

2016

Law 254/2016 on the national spatial data infrastructure

2019–2026

World Bank Land Registration and Property Valuation Project

2020 · 2024

GD 827/2020 on valuation and revaluation
GD 799/2024 on appeals

2026

National results published for 6.5 million properties

HOW A VALUE IS FORMED

Three data sources, one estimated value

Cadastral data

What the property is: RBI identification and characteristics

Market data

What it is worth: registered sale prices, offers, rents

Spatial data

Where it is: maps, value zones, infrastructure, soils

Mass valuation model

Sales comparison (priority), cost cost or income approach; calibrated until IAAO ratio standards are met; approved by by AGCC order

Estimated value in the RBI

Tax base for the State Tax Service

Public data on geodata.gov.md

1 · CADASTRAL DATA

The cadastre defines what is valued

For every property the Real Estate Register (RBI) supplies the value factors used by the models:

Group	Value factors
Identification	Cadastral number, address, type of use
Building	External area, year built, wall material, floors
Condition	Technical condition, degree of completion
Utilities	Road access, gas, water supply, sewerage
Land plot	Area, location coefficient

Data sources: RBI, technical files, owners and local public authorities

EXAMPLE · RURAL HOUSE MODEL

VE = ΣVC + ΣVCAux + VTL

VC house · **VCAux** auxiliary buildings · **VTL** land plot

Each component = f(area, age, walls, condition) × common adjustments (road, gas, water, sewerage) × location coefficient

Approved by AGCC Order 60/2024

2 · MARKET DATA

Registered transactions give the market signal

2022

Reference period · apartments

2023

Reference period · houses

2024

Reference period · commercial and industrial

What is collected

- Prices from sale-purchase contracts registered in the RBI
- Offers, rents and land lease contracts
- Socio-economic data on rural localities
- Rules set by AGCC Order 36/2019

How it is checked

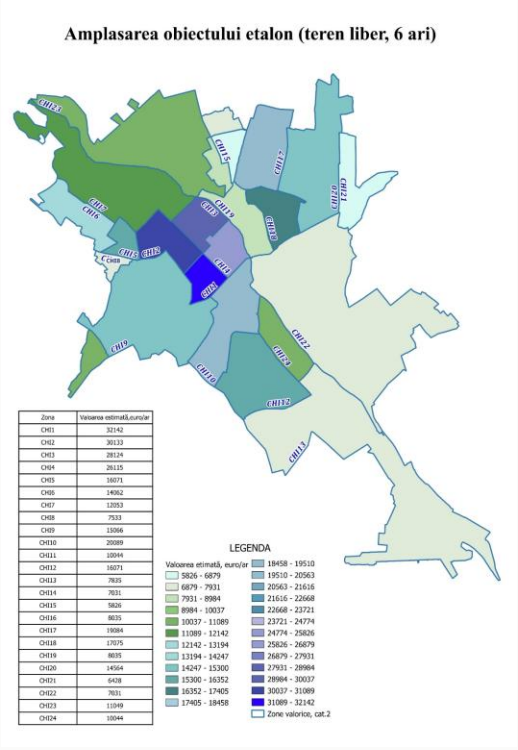
- Filtering of prices that are too high or too low
- Thin rural markets grouped with similar localities
- A dedicated sales price register system in development

Spatial data draws the value zones

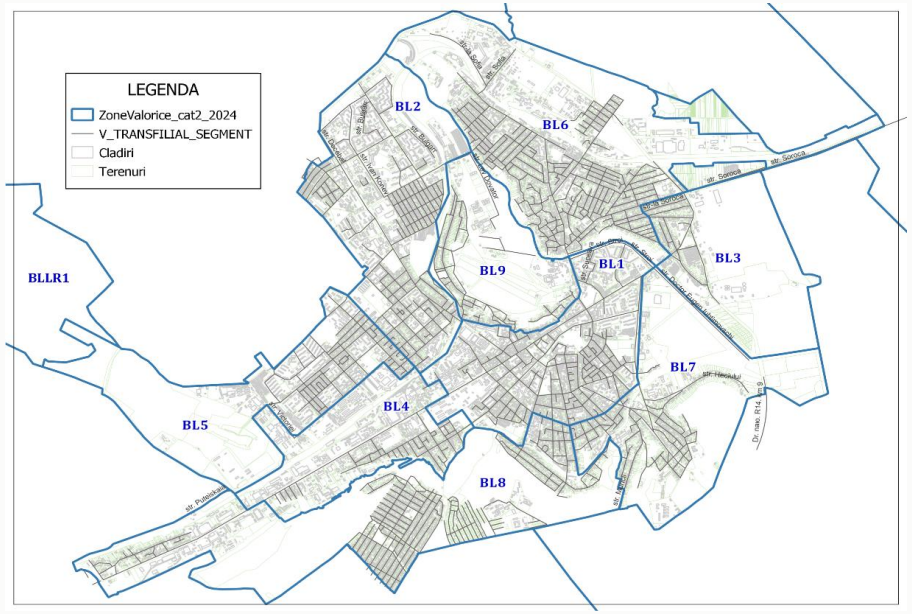
Each locality is divided into value zones by attractiveness, infrastructure, road access, services and facilities.

Zones are drawn on the cadastral map, orthophotos and administrative boundaries, then calibrated on transaction prices.

Every property inherits the coefficient of its zone.

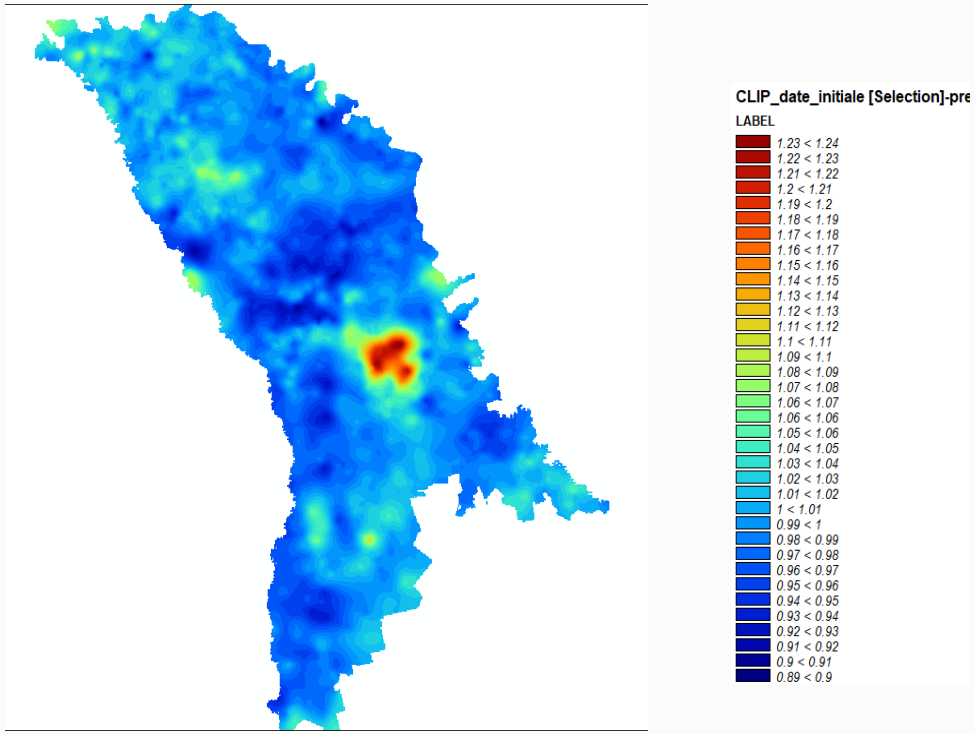


Chișinău: value zones



A town: zones over the cadastral map

GIS layers turn location into coefficients



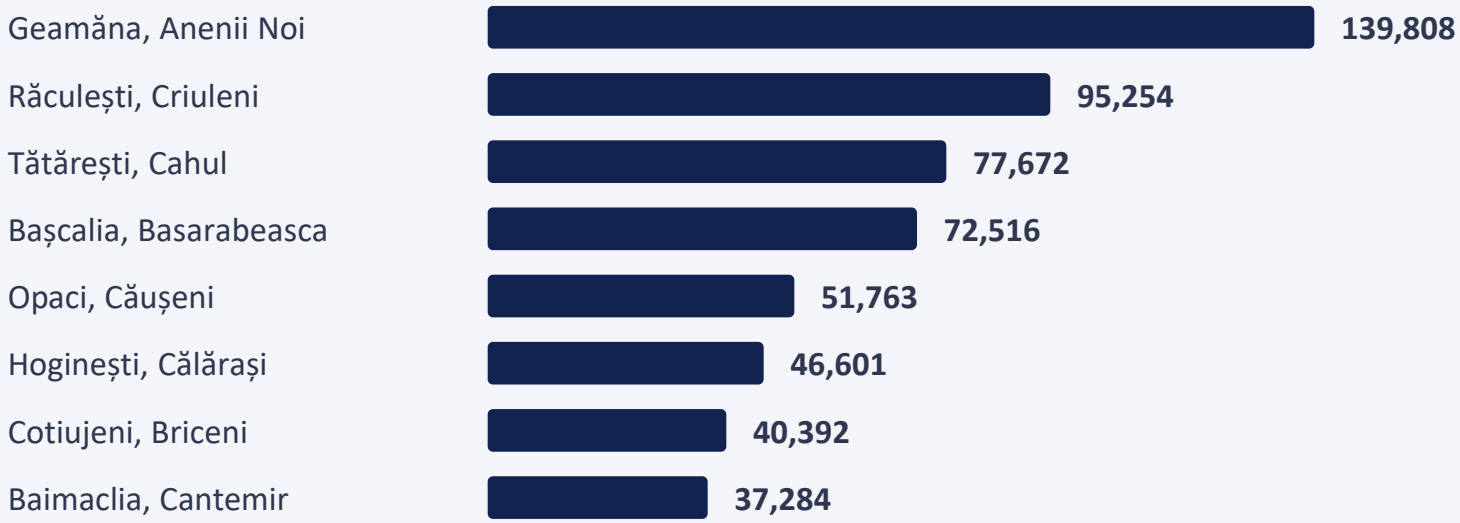
Location coefficient surface, interpolated by ordinary kriging from transaction prices (≈0.89 to 1.23)

- **Land sale prices** · cadastre database
- **Soil quality** · soluri.md
- **Roads with rigid pavement** · asd.md
- **Water sources** · apelemoldovei.gov.md
- **Land slope** · geodata.gov.md

WHY LOCATION DATA MATTERS

Same house, different value

Rural house, 90 m², built 1967, lampaci walls, no water, sewerage or gas · estimated value 2023, building only (MDL)



1997 inventory value

19,932

identical in every village

2023 market-based value

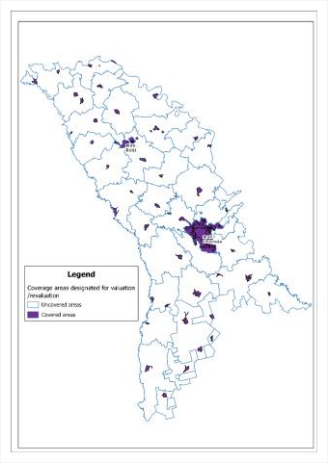
3.7× spread

Annual tax at the 0.05% minimum rate: ≈19 to 70 MDL

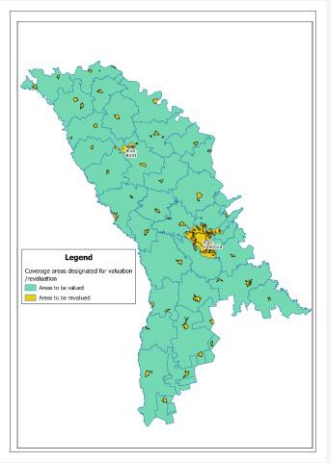
RESULTS 2025–2026

6.5 million properties, eight valuation models

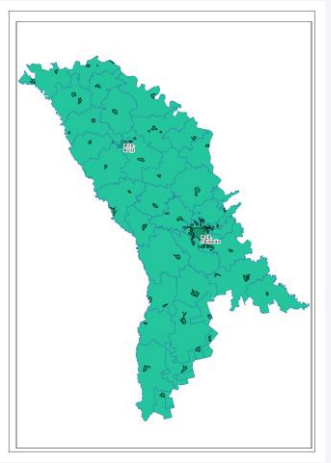
Property type	Properties	Process
Agricultural land	3,878,000	First valuation
Rural houses	1,102,000	First valuation
Urban houses	676,000	Revaluation
Apartments in blocks	428,000	Revaluation
Commercial and industrial	226,000	Revaluation
Garden plots	99,000	Revaluation
Garages	90,000	Revaluation
Apartments in houses	28,000	Revaluation
Total	6,527,000	100%



2004–2010 urban housing



2025 housing and farmland



2025 commercial and industrial

TRANSPARENCY

Every value is public before it is taxed



geodata.gov.md · module “Valuation and revaluation of real estate”

1. Value and the characteristics used are published on the map
2. Owners check them free of charge, without any application
3. 90 days to appeal: online, at the office, by post or e-mail (GD 799/2024)
4. Validated values go to the RBI and the State Tax Service

LESSONS LEARNED

Challenges and how we responded

Challenge	Response
Declared prices too high or too low	Statistical filtering; a dedicated price register system
Few sales in rural areas	Spatial and socio-economic data; grouping of similar localities
Valuation depends on registered rights over land and buildings	Annex 3 of GD 827/2020 for unregistered or unfinished buildings
Values from 2004–2011 fell behind the market	Revaluation every 3 years (Fiscal Code, art. 279(5))
Few specialists in mass appraisal	Training with international experts; exchanges with peer countries

NEXT STEPS

Toward continuous, data-driven valuation

- Three-year revaluation cycle with automated recalculation
- Real estate price register information system
- International Valuation Standards adopted as national standards
- More NSDI layers in the models: planning, utilities, updated orthophotos orthophotos
- Capacity building and international cooperation

KEY MESSAGES

Accurate valuation starts with accurate cadastral data.

Shared spatial data makes location measurable.

Publishing values on the map builds trust.

Agency for Geodesy, Cartography and Cadastre
of the Republic of Moldova

Thank you

Questions are welcome

48 Serghei Lazo str., Chișinău, MD-2004
+373 22 881 255 · info@agcc.gov.md

geodata.gov.md · geoportalinds.gov.md
geoportalinds.gov.md
cadastru.md/ecadastru