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Requesting a market value appraisal of the value of a property or a right to a property

Heruntergeladen am 25.07.2025

<https://fimportal.de/xzufi-services/112853310/L100027>

Modul	Sachverhalt
Leistungsschlüssel	99012015037000
Leistungsbezeichnung I	Requesting a market value appraisal of the value of a property or a right to a property
Leistungsbezeichnung II	Determination of the market value according to BauGB
Typisierung	3b - Bundesaufsichtsverwaltung: Regelung, Land: Ausführungsvorschriften, Kommune: Vollzug
Quellredaktion	Mecklenburg-Vorpommern
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	fachlich freigegeben (silber)
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Feststellung (037)
SDG-Informationsbereich	Kauf und Verkauf von Immobilien, einschließlich aller

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	Bedingungen und Pflichten im Zusammenhang mit der Besteuerung, dem Eigentum oder der Nutzung von Immobilien (auch als Zweitwohnsitz)
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	24.02.2023
Fachlich freigegeben durch	Ministry of the Interior, Building and Digitalization Mecklenburg-Western Pomerania
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/bbaug/_194.html https://www.gesetze-im-internet.de/bbaug/_199.html https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html https://www.gesetze-im-internet.de/bbaug/_193.html https://www.gesetze-im-internet.de/bbaug/_194.html https://www.gesetze-im-internet.de/bbaug/_199.html https://www.gesetze-im-internet.de/immowertv_2022/BJNR280500021.html https://www.landesrecht-mv.de/bsmv/document/jlr-GStGAVMV2011pP7 https://www.landesrecht-mv.de/bsmv/document/jlr-GAusschKostVMV2020pAnlage https://www.landesrecht-mv.de/bsmv/document/jlr-GStGAVMV2011pP7 https://www.landesrecht-mv.de/bsmv/document/jlr-GAusschKostVMV2020pAnlage
Teaser	If you would like to know the value of an undeveloped or developed property or the value of rights to a property, you can have this determined by an appraisal committee by means of a market value appraisal.
Volltext	<p>If you would like to know the value of an undeveloped or developed property or the value of rights to a property, you can have this determined with a market value appraisal. This assessment can be requested from the local expert committee. Private experts also offer this service.</p> <p>The market value is the same as the market value. It is</p>

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the price that could be achieved in the ordinary course of business at the time to which the valuation relates, taking into account the legal circumstances and actual characteristics, the other properties and the location of the property or other object of the valuation without taking into account unusual or personal circumstances.

It is the task of the expert committees to provide expert opinions on the market value. The committee is basically autonomous and independent. A committee is responsible for a specific area (e.g. a district or an independent city). The members are members of public authorities and honorary experts (such as architects, structural engineers, civil engineers, tax consultants, etc.).

In Mecklenburg-Western Pomerania, the establishment of the expert committees is regulated by the State Ordinance on Expert Committees.

Erforderliche Unterlagen

The necessary documents vary depending on the appraisal order and will be requested in consultation with you. The following documents may be required, for example:

- Extract from the land register
- Proof of other rights and encumbrances
- Power of attorney from the owner
- Fire insurance certificate
- List of rental and leasing income
- List of operating costs
- Minutes/resolutions of the owners' meeting
- Proof of investments in the last 10 years
- Energy certificate
- Site plan
- Building plans/floor plans.

Voraussetzungen

Any owner or other beneficiary of a property can apply for a market value appraisal.

Kosten

The preparation of market value appraisals by the expert committees is subject to a fee. The cost regulations of the federal state apply.

In Mecklenburg-Vorpommern, the market value

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appraisals for developed land, residential and part-ownership as well as rights to these properties are calculated according to the amount of the determined market value.

The amount of the fee for a market value appraisal is determined in accordance with tariff item 1 of the Expert Committee Costs Ordinance:

- Market value up to EUR 300,000: EUR 450.00 to EUR 1,650.00
- Market value over EUR 300,000 up to EUR 600,000: EUR 1,651.00 to EUR 2,250.00
- Market value over EUR 600,000 up to EUR 2,500,000: EUR 2,251.00 to EUR 4,530.00
- Market value over EUR 2,500,000: EUR 4,531.00 to (EUR 2,530.00 + 0.08 % of the market value)
- In addition, expenses for the compensation of the honorary members of the appraisal committee involved in the appraisal are charged in accordance with § 6 of the Ordinance on the Land Appraisal Committee.

Verfahrensablauf

Citizens can submit an application to the expert committee for a market value appraisal of a property.

- Once the order has been received, the office of the expert committee will contact you with questions and documents, depending on the property to be valued.
- At the same time, the office of the expert committee will make inquiries about the property with other authorities and agencies.
- The composition of the expert committee for this appraisal will be determined.
- An on-site inspection of the property by the committee is always necessary. An appointment is arranged and carried out for this purpose.
- Further investigations may then be necessary.
- The market value can then be calculated and decided.
- The appraisal is sent to the client (and the owner) together with the invoice.

Bearbeitungsdauer

The processing time depends on the other statutory tasks of the expert committees or other pending appraisals. It usually takes several weeks from the time

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	the application is submitted until the report is sent.
Frist	10 Jahr(e) none
weiterführende Informationen	
Hinweise	A market value is not binding for sellers or buyers. It is also possible to commission a market value appraisal from a private expert.
Rechtsbehelf	In Mecklenburg-Vorpommern, you can lodge an appeal against the fee notice with the office that issued the notice.
Kurztext	<ul style="list-style-type: none"> • Market value according to BauGB - determination • Preparation of a market value report on the value of developed or undeveloped properties or rights thereto • Upon request and for a fee, the locally responsible expert committee will provide an expert opinion on the market value of developed and undeveloped properties or rights thereto. • For example, owners, co-owners, heirs, holders of rights are entitled to submit an application • The market value is the value that could be achieved in the ordinary course of business. • The determined market value is not binding, e.g. for the sale. • Competent authority: locally competent expert committee
Ansprechpunkt	Your point of contact in Mecklenburg-Vorpommern is the office of the respective expert committee.
Zuständige Stelle	In Mecklenburg-Vorpommern, the expert committees for property values (GAA) are the responsible bodies.
Formulare	Forms/online services available: Yes Written form required: No Informal application possible: Yes Personal appearance necessary: No
Ursprungsportal	Verkehrswertgutachten über den Wert eines Grundstücks oder eines Rechtes an einem Grundstück beantragen, Requesting a market value appraisal of the value of a property or a right to a property