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Standard land values - inspection of the standard land value map and information

Heruntergeladen am 17.06.2025

<https://fimportal.de/xzufi-services/731008/L100038>

Modul	Sachverhalt
Leistungsschlüssel	99012109023000, 99012109023000
Leistungsbezeichnung I	Standard land values - inspection of the standard land value map and information
Leistungsbezeichnung II	Requesting information or extracts from the standard land value map Viewing standard land values online
Typisierung	3 - Bundesaufsichtsverwaltung: Regelung
Quellredaktion	Thüringen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	Leistungsobjekt mit Verrichtung
Leistungsgruppierung	Baurecht (012)
Verrichtungskennung	Auskunft (023)
SDG-Informationsbereich	

Modul	Sachverhalt
Lagen Portalverbund	
Einheitlicher Ansprechpartner	Nein
Fachlich freigegeben am	08.04.2024
Fachlich freigegeben durch	Thuringian State Office for Land Management and Geoinformation (TLBG)
Handlungsgrundlage	https://www.gesetze-im-internet.de/bbaug/_196.html https://landesrecht.thueringen.de/perma?a=GAusschVwKostO_TH https://landesrecht.thueringen.de/perma?j=VVTH-219400-TMIL-20241210-SF https://www.gesetze-im-internet.de/bbaug/_196.html https://landesrecht.thueringen.de/perma?a=GAusschVwKostO_TH https://landesrecht.thueringen.de/perma?j=VVTH-219400-TMIL-20241210-SF
Teaser	If you need information on standard land values, e.g. in advance of a property purchase, building project or for property tax purposes, you can view the standard land values online or obtain written information.
Volltext	Information on standard land values is required for a variety of purposes: Do you want to buy or sell a property and find out about the level of land prices in the region? Do you need standard land values for tax purposes, e.g. for property tax? Do you have a general interest in the property market and want to find out about land prices? The expert committees for land values offer you various ways of obtaining the information you require. • You can view the standard land values at the local offices of the expert committees or via the internet applications Bodenrichtwertinformationssystem Thüringen_(BORIS-TH_) or Bodenrichtwertinformationssystem Deutschland

Modul

Sachverhalt

(BORIS-D). This provides you with an overview of the standard land values quickly, easily and free of charge.

- For property tax purposes, you can call up the standard land values at the time of the main assessment on a parcel-by-parcel basis in the _Thuringia Property Tax Viewer_.
- You can request written information on standard land values from the relevant expert committee for land values.

The Thuringian expert committees for land values decide on standard land values every two years and publish them in the Thuringia standard land value information system (BORIS-TH) for viewing. The basic material for determining the standard land value is the data from the purchase price collection. Other documents, such as urban land-use plans and local investigations, are used to support the process.

The standard land value is the average location value of the land for a majority of properties within a defined area (standard land value zone) which are largely identical in terms of their property characteristics, in particular the type and extent of usability, and for which the general value conditions are essentially the same. The standard land value is based on the square meter of land area of a property with a defined property condition (standard land value property). In developed areas, the standard land values only include the value that would result if the land were undeveloped.

The standard land value is not a market value. Deviations in the value-determining characteristics of the property to be valued, such as the type and extent of building use, development status and property size, result in deviations in its market value from the standard land value.

Anyone can create a so-called standard land value information as a printout (PDF document) digitally and free of charge in just a few steps using the application. If official, chargeable information on the standard land

Modul

Sachverhalt

value is required, this can be requested from the relevant authorities, which can also be done online.

Below are links to BORIS-TH, to a video presentation with information on how to use this application and to the Thuringia property tax viewer.
<https://tlbg.thueringen.de/wertermittlung/bodenrichtwert-informationssystem-thueringen-boris-th>
https://tlbg.thueringen.de/fileadmin/TLBG/videos/einfuehrung_boris_th_2020.mp4
<https://thueringenviewer.thueringen.de/thviewer/grundsteuer.html>
<https://tlbg.thueringen.de/wertermittlung/bodenrichtwert-informationssystem-thueringen-boris-th>
https://tlbg.thueringen.de/fileadmin/TLBG/videos/einfuehrung_boris_th_2020.mp4
<https://thueringenviewer.thueringen.de/thviewer/grundsteuer.html>

Erforderliche Unterlagen

https://thueringenviewer.thueringen.de/thviewer/proxy/resttpl/client_boris_order.html?GEOCLIENT=false
https://thueringenviewer.thueringen.de/thviewer/proxy/resttpl/client_boris_order.html?GEOCLIENT=false

Voraussetzungen

Kosten

- Verbal information on standard land values and inspection of the standard land value map at the offices of the expert committees for land values is free of charge.
- On the Internet, using the BORIS-TH application, it is possible for anyone to inspect the standard land values, including the property characteristics of the standard land value property, and to generate a so-called standard land value information as a printout (PDF document) free of charge. The inspection of the standard land value map in the German Standard Land Value Information System (BORIS-D) and the use of the Thuringia Land Tax Viewer are also free of charge.
- A fee is charged per application object for written information on standard land values. The fee is €30 for the first property applied for and €15 for each additional property.

Verfahrensablauf

- Written information requested by you will be prepared and sent to you.

Modul	Sachverhalt
	• When viewing the standard land values via BORIS-TH (Internet application), you can specify the desired area via a parcel or address search and view the standard land values immediately. • You can use BORIS-TH to independently generate and download standardized standard land value information (PFD document).
Bearbeitungsdauer	• Depending on the scope of your application, you can generally expect a processing time of 10 to 14 days for the provision of written information. • The processing times are not required for independent inspection of the standard land values via the Internet and the generation of standardized standard land value information. You will receive the requested information immediately.
Frist	There are no deadlines to be observed.
weiterführende Informationen	
Hinweise	No claims of any kind can be derived from the standard land value data or from the demarcation of the standard land value zones vis-à-vis the land-use planning authorities, the building permit authorities or the agricultural authorities.
Rechtsbehelf	
Kurztext	• Information on standard land values, e.g. in the run-up to a property purchase, building project or for property tax purposes • Free access to standard land values via internet portals • Verbal information or inspection of the standard land values at the offices of the expert committees for land values are free of charge • Written information is provided upon informal request and is subject to a fee • Information subject to a charge can be requested (online) from the Thuringian State Office for Land Management and Geoinformation (TLBG)
Ansprechpunkt	Anyone can use the BORIS-TH application on the Internet to view the standard land values, including the

Modul	Sachverhalt
	property characteristics of the standard land value property, and to generate standard land value information as a printout (PDF document) free of charge. Upon request, the competent authorities, the offices of the expert committees at the Thuringian State Office for Land Management and Geoinformation (TLBG) will issue official information on standard land values for a specific application object for a fee. The application can be submitted online (see link under <u>_Applications/Forms_</u>) to the responsible office (see also the following link). https://tlbg.thueringen.de/wertermittlung/kontakt https://tlbg.thueringen.de/wertermittlung/kontakt
Zuständige Stelle	
Formulare	• Forms: none • Online procedure possible: yes • Written form required: yes, for applications for written information • Personal appearance required: no
Ursprungsportal	Standard land values - inspection of the standard land value map and information, Bodenrichtwerte - Einsichtnahme in die Bodenrichtwertkarte und Auskünfte