

99123007128000, 99123007128000

# Land value Determination

Heruntergeladen am 16.07.2025

<https://fimportal.de/xzufi-services/231996139/L100039>

| Modul                         | Sachverhalt                                                  |
|-------------------------------|--------------------------------------------------------------|
| Leistungsschlüssel            | 99123007128000, 99123007128000                               |
| Leistungsbezeichnung I        | Land value Determination                                     |
| Leistungsbezeichnung II       |                                                              |
| Typisierung                   | 2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug       |
| Quellredaktion                | Rheinland-Pfalz                                              |
| Freigabestatus Katalog        | unbestimmter Freigabestatus                                  |
| Freigabestatus Bibliothek     | unbestimmter Freigabestatus                                  |
| Begriffe im Kontext           |                                                              |
| Leistungstyp                  | Leistungsobjekt mit Verrichtung                              |
| Leistungsgruppierung          | Vermessung und Kataster (123)                                |
| Verrichtungskennung           | Ermittlung (128)                                             |
| SDG-Informationsbereich       |                                                              |
| Lagen Portalverbund           | Hausbau und Immobilienerwerb (1050100), Bauplanung (2050400) |
| Einheitlicher Ansprechpartner | Nein                                                         |

| Modul                      | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fachlich freigegeben am    | 28.10.2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fachlich freigegeben durch | State Office for internal administration<br>Mecklenburg-Western Pomerania, Office for<br>Geoinformation, Surveying and Cadastral Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Handlungsgrundlage         | <a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005203301">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005203301</a><br><a href="https://www.gesetze-im-internet.de/immowertv/BJNR063900010.html">https://www.gesetze-im-internet.de/immowertv/BJNR063900010.html</a><br><a href="https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005203301">https://www.gesetze-im-internet.de/bbaug/BJNR003410960.html#BJNR003410960BJNG005203301</a><br><a href="https://www.gesetze-im-internet.de/immowertv/BJNR063900010.html">https://www.gesetze-im-internet.de/immowertv/BJNR063900010.html</a>               |
| Teaser                     | If you need the market value of your property, you can apply for a market value report from the relevant land value expert committee.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Volltext                   | <p>If you want to sell a built-up or undeveloped plot of land, it may be useful to have the market value (market value) of the property determined in order to determine the purchase price. Similarly, in the case of inheritance disputes between heirs of land, an independent expert opinion contributes to the avoidance of disputes.</p> <p>The market value (market value) of land is determined by independent, independent expert committees and reported in market value reports. The opinions have no binding effect, unless otherwise specified or agreed.</p> <p>Market value reports are also prepared by specially trained publicly appointed and sworn or certified experts (experts).</p> |
| Erforderliche Unterlagen   | To prove the eligibility to apply, please present appropriate documents (e.B. identity card, land register extract or extract from the property register of the property to be examined). Further documents relating to the valuation object (e.B. building plans of buildings) may be important for the valuation. If you have such documents, please submit them.                                                                                                                                                                                                                                                                                                                                        |
| Voraussetzungen            | On request, you will receive an opinion on the market value of land if you                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## Modul

## Sachverhalt

- Landowners,
- property owners of equivalent beneficiaries,
- Holders of other rights to the property or
- Persons entitled to a compulsory share, for whose compulsory part the value of the immovable property is important,

Are.

Furthermore, the expert committees for land values shall report market value

- the authorities responsible for the implementation of the Building Code,
- the authorities responsible for determining the value of a property or compensation for a property, or
- Courts and judicial authorities

request it.

## Kosten

The costs of a market value assessment consist of

- a fee for the market value assessment, which depends on the value of the valuation object, and
- expenses for compensation of the honorary members of the expert committee.

Please ask the office of the relevant expert committee for the costs.

## Verfahrensablauf

- In order to obtain a market value report, please send a corresponding request to the office of the relevant expert committee.
- First, your eligibility will be checked on the basis of the documents submitted.
- In order to prepare the expert report, the valuation object (property) is inspected by employees of the office and the documents are evaluated.
- The expert committee inspects the valuation object and decides on the market value.
- The report will be completed and sent to you.
- Finally, the cost notice is sent.

## Bearbeitungsdauer

The processing time depends on the valuation object.

| Modul                        | Sachverhalt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | As a rule, several weeks elapse from the submission of the application to the dispatch of the report. In individual cases, please check with the office of the relevant expert committee.                                                                                                                                                                                                                                                                                                                                                                |
| Frist                        | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| weiterführende Informationen |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Hinweise                     | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Rechtsbehelf                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Kurztext                     | <ul style="list-style-type: none"> <li>• Expert committees draw up expert opinions on the market value (market value) of land on request</li> <li>• eligible persons are, among others, landowners, equivalent beneficiaries and holders of other rights to the property.</li> <li>• Requests for a market value report must be addressed to the office of the competent expert committee</li> <li>• Market value reports have no binding effect unless otherwise specified or agreed</li> <li>• Market value reports are subject to a charge</li> </ul> |
| Ansprechpunkt                | Contact points are the competent authorities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Zuständige Stelle            | Expert Committees for Land Values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Formulare                    | <ul style="list-style-type: none"> <li>• Forms: none</li> <li>• Online procedure possible: no</li> <li>• Written form required: yes</li> <li>• Personal appearance necessary: basically yes</li> </ul>                                                                                                                                                                                                                                                                                                                                                   |
| Ursprungsportal              | Land value Determination, Grundstückswert Ermittlung                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |