

ABSTRACT

The research theme: The physical state of the object of evaluation as a actual factor of determining the cost of residential property (on the example of the analysis of the condition of the apartment when it is sold)

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The relevance of the research theme. In last years, more and more transactions with real estate objects, both commercial use and housing stock, have been taking place in Russia. Also, government agencies work with these objects, for example, cadastral registration, control of operations, and more. In each situation, the topic of object evaluation arises. Even if housing or a commercial building or structure is sold and bought by private individuals, even then there is a need for a professional assessment. Especially if we are talking about transactions involving the state, banks, tax authorities, investors.

In such cases, you always need an expert appraiser who will not just conduct an assessment, but also do it correctly, so that it will pass any examination if necessary. For evaluation, it is always necessary to inspect the property on the spot. Appraisers today often do this formally, write standard characteristics. But this does not always correspond to the specifics of a particular real estate object and the examination may not then confirm such an assessment certificate. Of course, a good appraiser knows his job, but today there are many new circumstances that need to be taken into account. There are changes in legislation, it has become possible to use new modern measuring instruments. Considering all this, appraisers should have the most up-to-date information and methods for accurate work for which the customer pays.

The relevance of the topic of the final qualification study lies in the insufficient methodological elaboration of one of the most important elements of expert and appraisal activities in the field of real estate – the examination of the physical condition of the object of evaluation, taking into account all its features.

It is also very important to formalize the results of the survey correctly, especially if it is conducted remotely. Recommendations, experimental data, and scientific analysis of the problem are not enough today. Therefore, the final qualifying work can become very much in demand by appraisers and experts, and even just people (or organizations) who sell and buy real estate. This reveals the relevance of the topic of the study.

The aim of research is a detailed analysis of the process of examining the physical condition of residential real estate in Russia and identifying current changes in the practical and regulatory support for the work of a modern appraiser with the development of a special memo for him.

Research problem logically follow from the aim of research and are formulated as follows:

1. justification of the relevance of the task of expanding the range of tourist offers for the modern consumer;
2. identification of examples of non-traditional directions available in the world and Russian travel business practice;

3. the development of new routes based on marketing research of potential market;
4. analysis of the tourist offer in Turkmenistan and assessment of the country's potential for creating new tours to the Republic for Russians;
5. development of programs for new tours to the Republic of Turkmenistan from the Russian Federation, in particular, from the Caucasus Mineral Waters region.

The theoretical and practical significance consists in the possibility of using the results obtained by the author in the educational process of the university. Also, the materials of this study can be developed for publication and further analysis of the topic. At the same time, the applied development of the Memo to the appraiser can be offered for professional discussion and application as an appendix to Federal Evaluation Standards. (№1, №2, №3, №7), or as an independent methodological document.

The results of the study. The author chose such a section of the reference on the evaluation of residential real estate as "Description of the object of evaluation". There is an opportunity to improve the situation with an increase in the level of final service for evaluation customers.

It was justified how to approach the inspection of the object. If it is possible not to examine him personally, which the legislation gives today, there are many problems. Therefore, the work pays special attention to modern methods of using information and telecommunication technologies that allow to obtain high-quality results remotely.

For the analysis, a certificate on the evaluation of an apartment in St. Petersburg was selected, compiled in the SRO of appraisers of the city "Urban real estate". The author gave the content of the section on the description of the condition of the evaluation object, and after analyzing it, drew conclusions. They confirmed the need for assistance to real estate appraisers in working on this and other sections of the appraisal report.

As a result, the second chapter of the work presents an independent development of a Memo to the appraiser with direct recommendations on many areas of work related to the physical condition of the residential real estate object.

Recommendations. In document notes that all areas of communication between the parties can be implemented in a face-to-face format. However, this is not always possible and convenient. Here information and telecommunication technologies come to the rescue, which are described in paragraph 2.2. Note that today there are companies that carry out real estate transactions completely by themselves, collecting all the necessary documents. Of course, they charge a considerable fee for this. These are, for example, real estate companies, banks issuing mortgage loans, private intermediary agents. They all work remotely. For example, they have their own filming operators, programmers, appropriate scripts and photo and video equipment. Therefore, many customers turn to them.

Thus, the appraiser must provide the capabilities of modern electronic communications. But he must also master and gain experience in reading the received digital information – from photographs and video recordings, from 3D models to determine the technical characteristics of real estate objects, without missing any defects, and identifying the advantages of the object of evaluation (also expertise). Having revealed the question of the relevance of the topic of the final qualification study, the author came to the conclusion that the service of this type of examination of the evaluation object is still developing at an insufficient pace in the country. As a result, many market processes are slowed down, companies, people, and the state suffer and lose income. The real estate market is always included in international transactions, and foreign firms are ahead of us in these rates of real

estate transactions. Therefore, any research that helps to move forward helps in this matter. The author hopes that his contribution will also be useful.