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EXTENDED USE OF GOOGLE MAP TO ACCESS RATES IN PROPERTY VALUATION

Abstract : Some times Valuers advise individual clients and corporate firms on effective strategies for buying properties, such as exploiting any legal and administrative loopholes that may help a purchase go through swiftly. To do so, one concept can be adopted by valuer to note all rates of land in google map through their login. Hence valuer can access rate of land any time anywhere through google map which he/she is using through mobile or through desktop. And can guide any client for buying or selling of property in content to location.

Keyword : Google Map, Land rate

Introduction

A property valuer is an expert surveyor who instructs clients on valuations of properties including houses, factories and shops. Property valuer is a term mainly used in the United Kingdom and former British-ruled countries such as South Africa and Australia. Similar duties in the United States are undertaken by real estate appraisers.

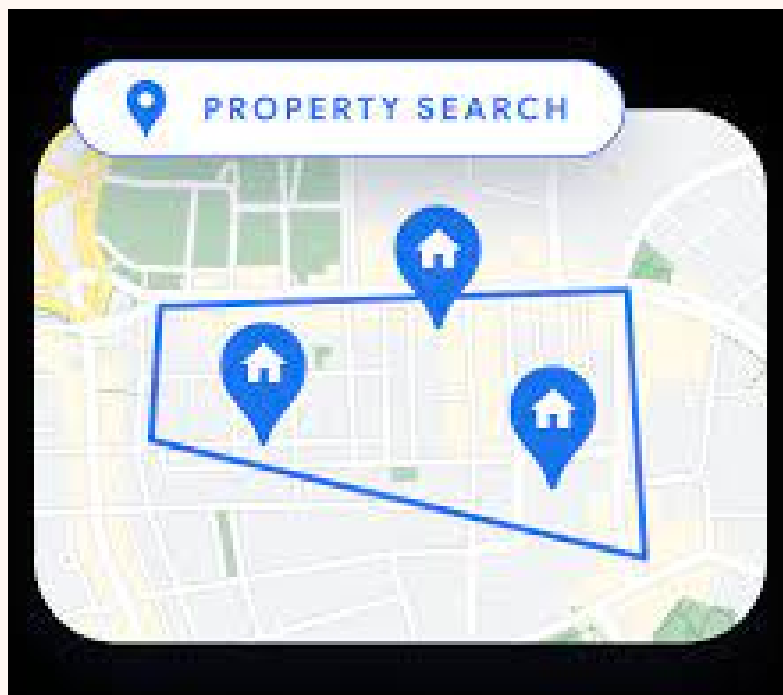
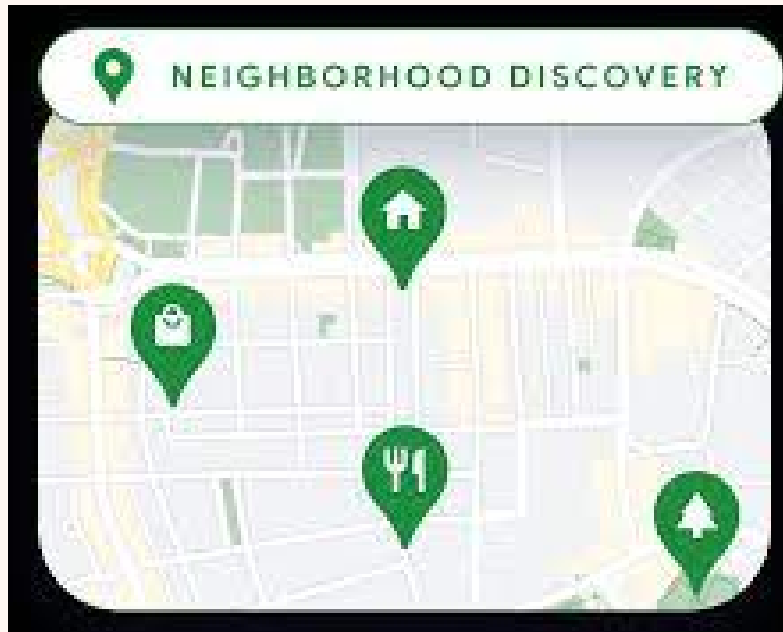
Property valuers usually require professional qualification with basic degree in Civil Engineering and on extended subject like law and accounting. Sometimes role of valuer has been undertaken by an local estate agent or by an independent professional not having basic degree or qualification.

Property valuers evaluate properties on site and measure land dimensions. They can help them with a team of surveyors or legal representatives in cases where the evaluation is complex. The assessor must have detailed knowledge on factors that can affect real estate prices, such as location, level of crime, economic climate and relevant real estate laws. The appraiser should also assess the business potential of a particular area.

In some cases Valuer's advise individual clients and corporate firms on effective strategies for buying properties, such as exploiting any legal and administrative loopholes that may help a purchase go through swiftly along with cost-effective methods to dispose of property that is derelict or in need of severe work. With the aim to provide such guidance a technique can be adopted of noting down the rate of land of different area on google map.

Methodology

As a part of procedure to use this technique one separate email address needs to be created at first, after doing so, we have to open Google Map and visit 'Your Place', as shown in Figure 1. Later screen will appear indicating list of placed saved in your email address (in form of Groups) (Figure 2).



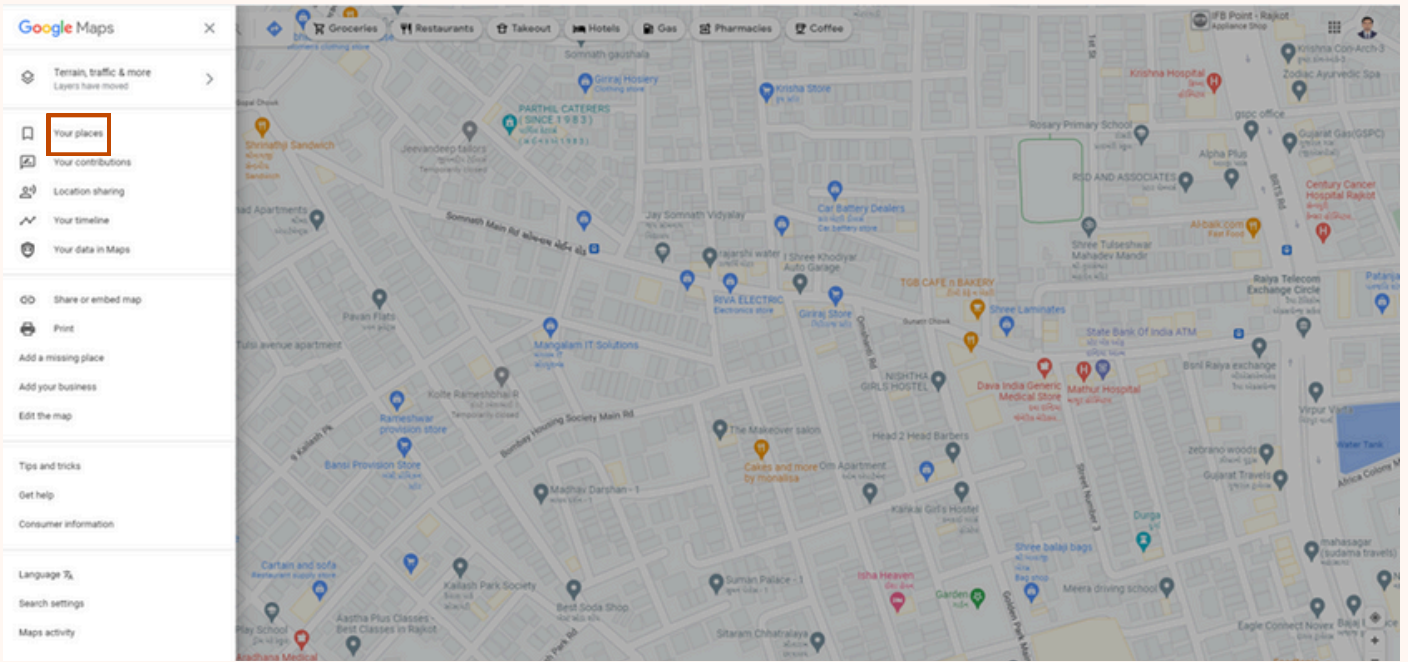


Figure 1

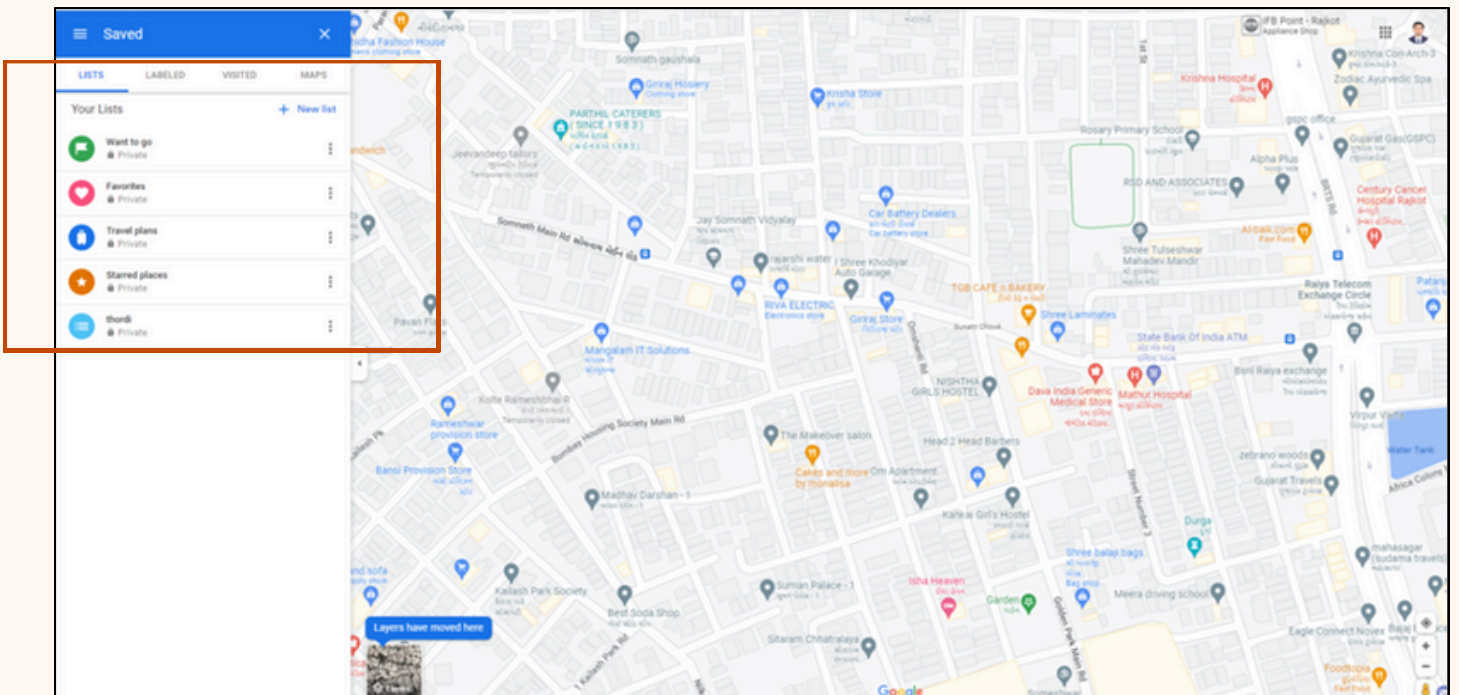


Figure 2

New group of places can be added by clicking on “new list”, as it has been shown, a new group of places has been added named “Rajkot Gujarat” (Figure 3).

After adding group, we can click on any place in google and can add it under the created group and their description can be added i.e. Land Rate (Figure 4 and 5).

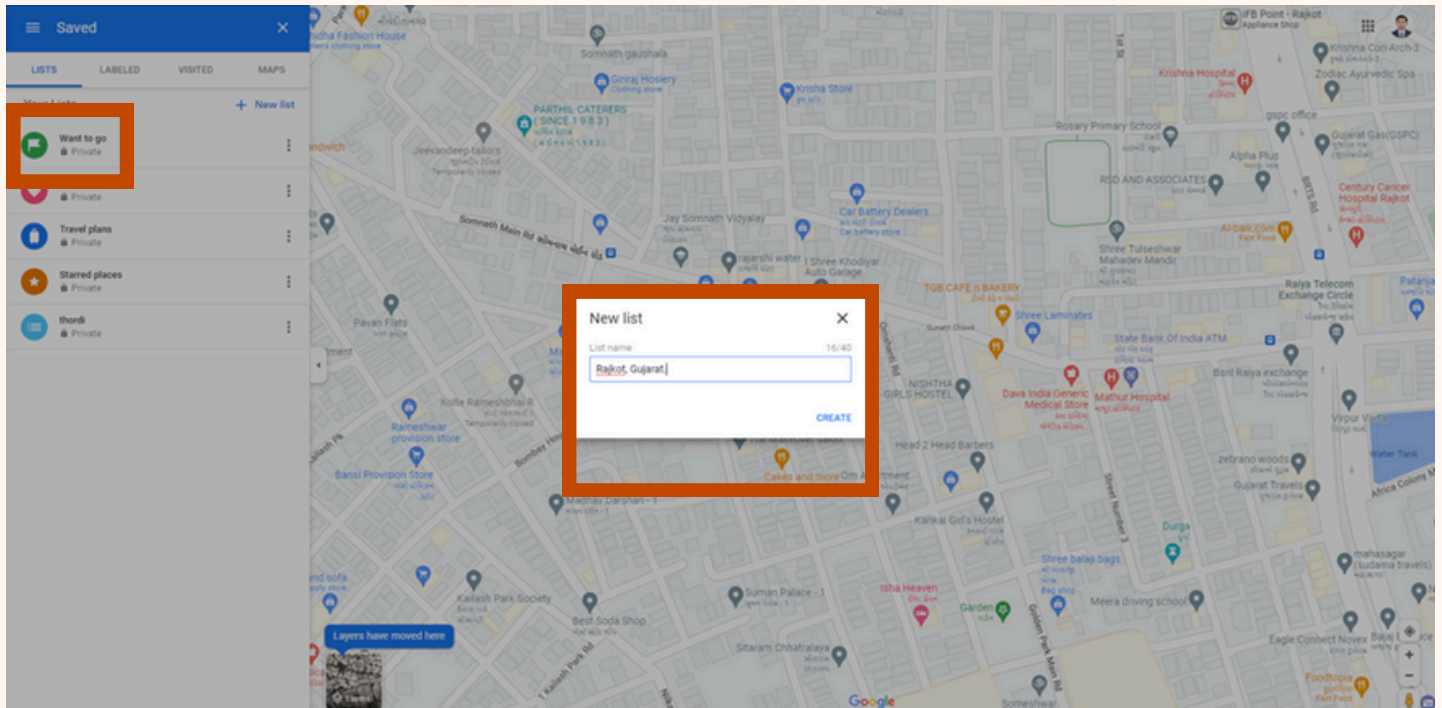


Figure 3

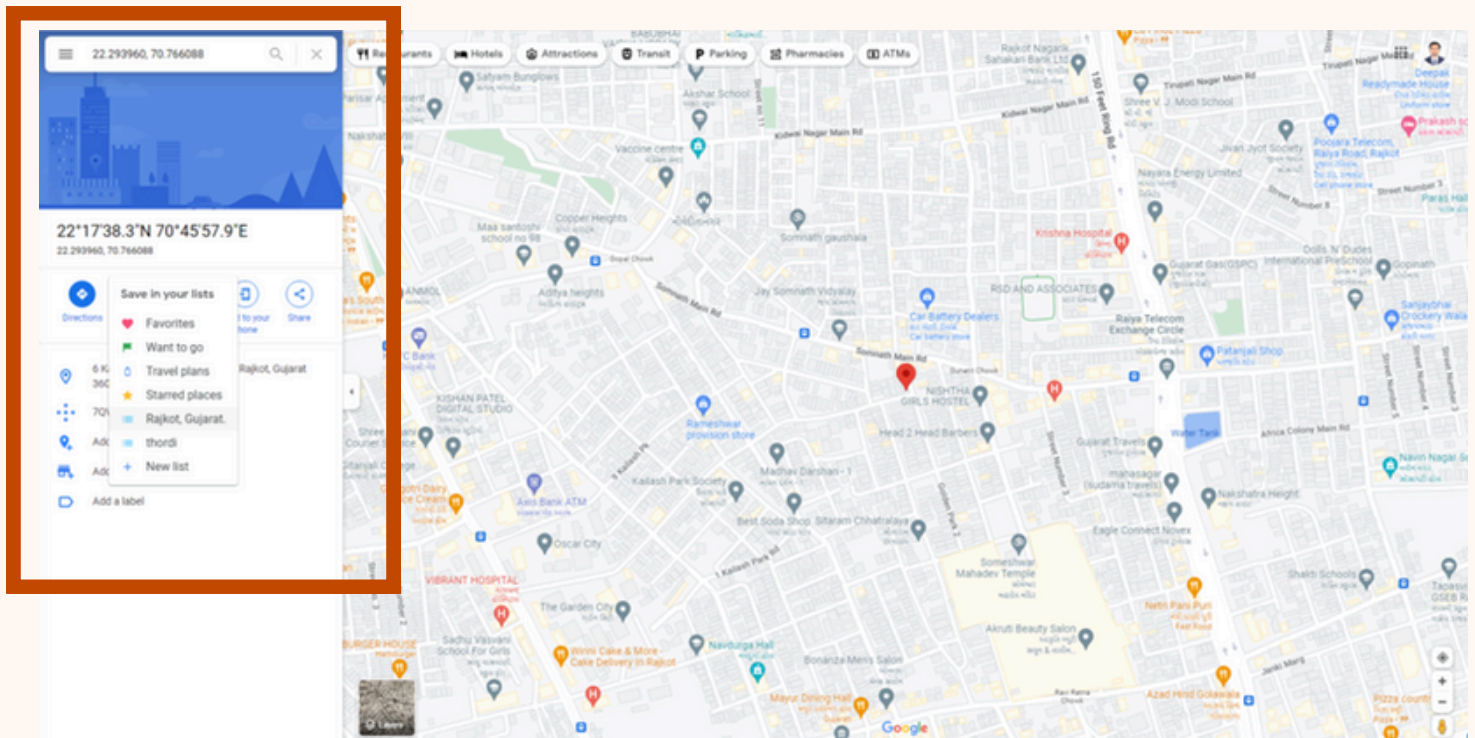


Figure 4

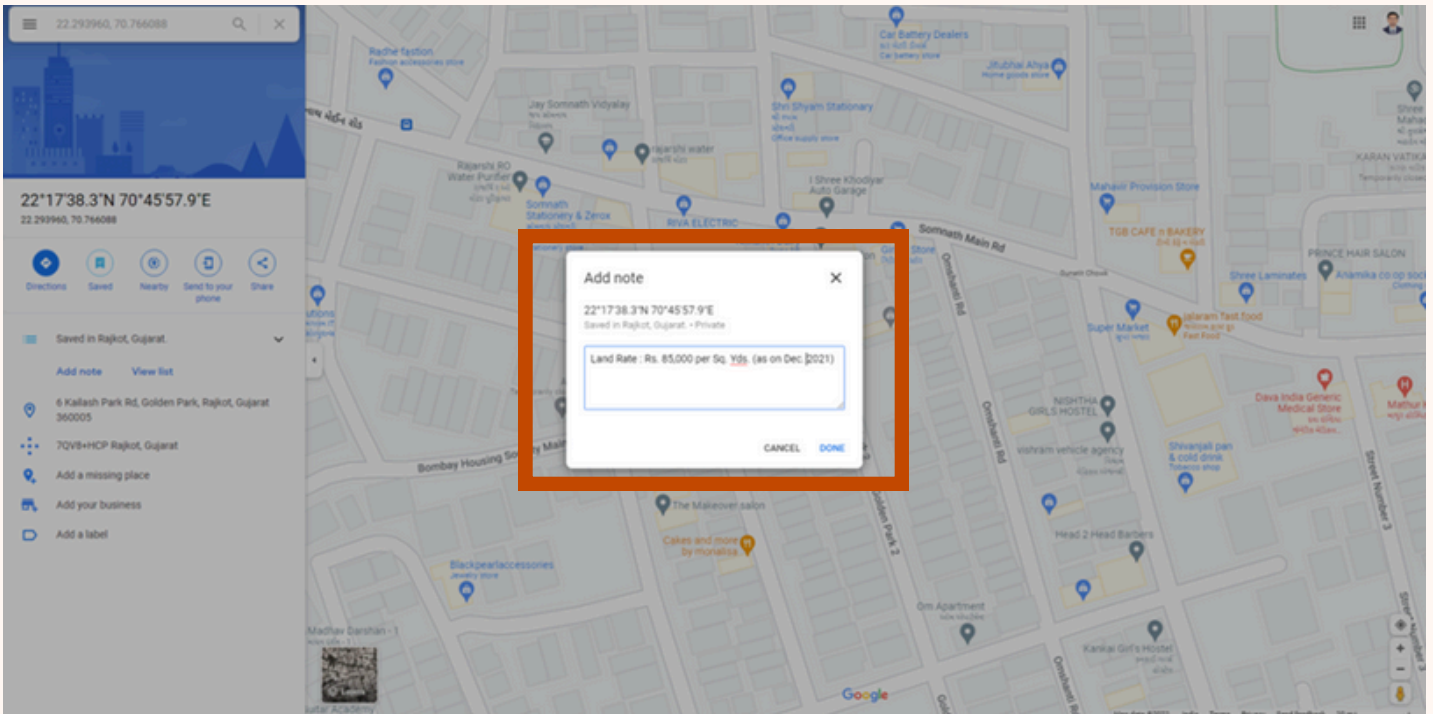


Figure 5

One Such entry has been for residential flat as “Shurbhi Possible”. First location has been found on google map, later it can be added in group “Rajkot Gujarat”. After adding place in group successfully a note can be created under that palce indicating all details such as name of owner, name of bank, rate of property per Sq. Ft., date of visit or date of valuation, etc. (Figure 6 & 7)

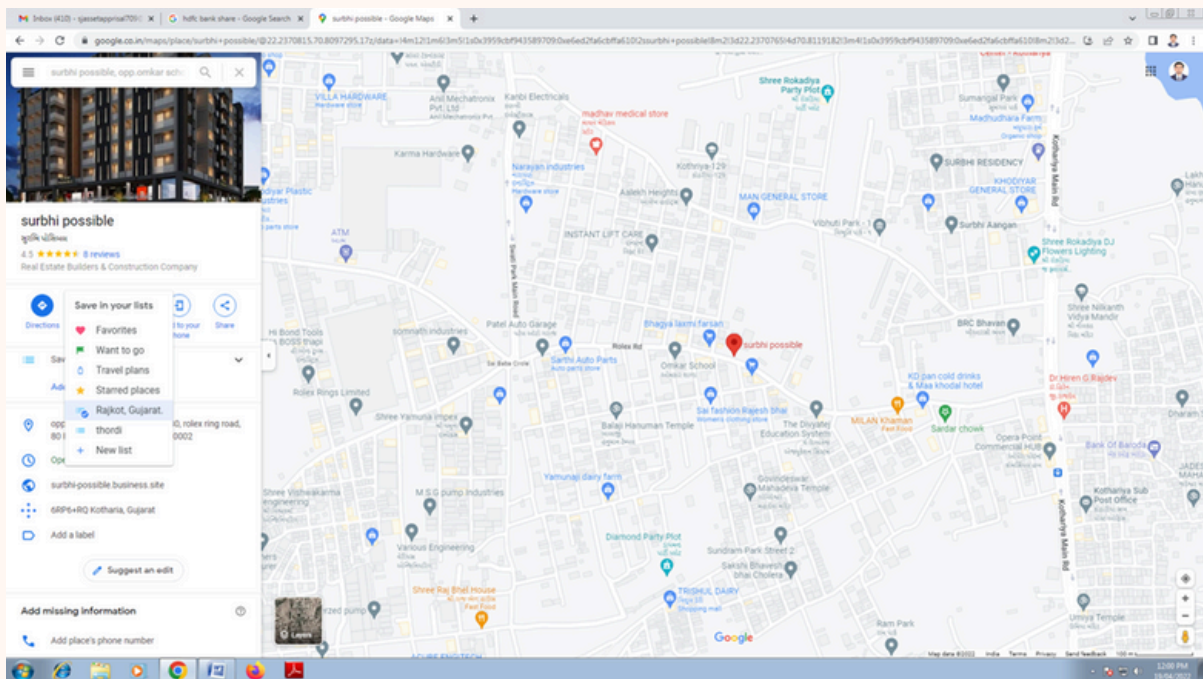


Figure 6

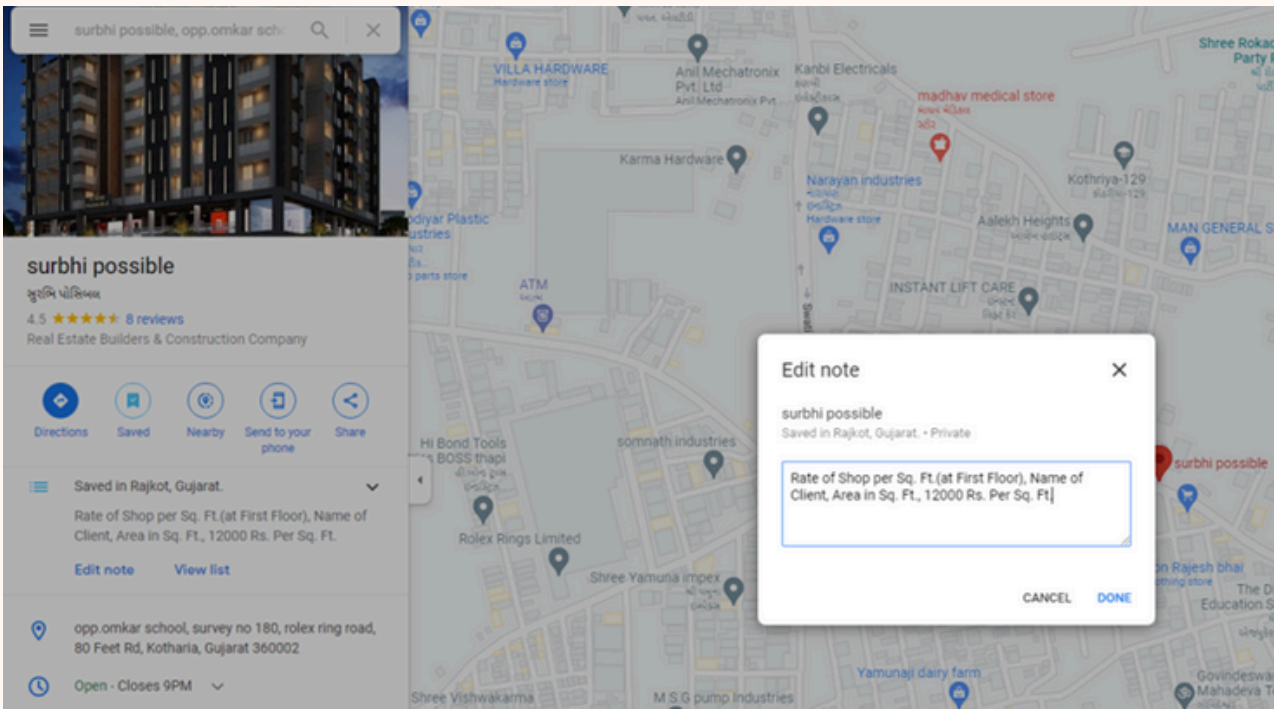
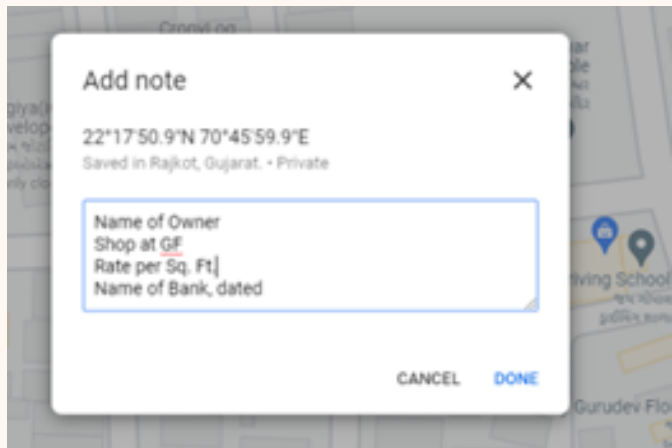
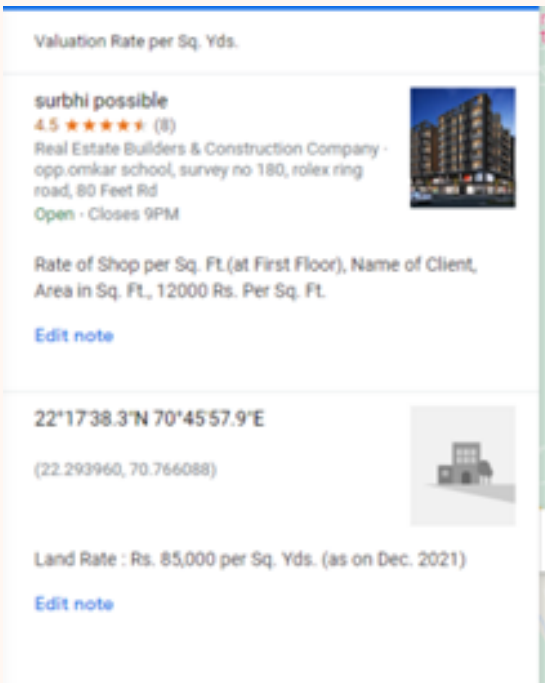
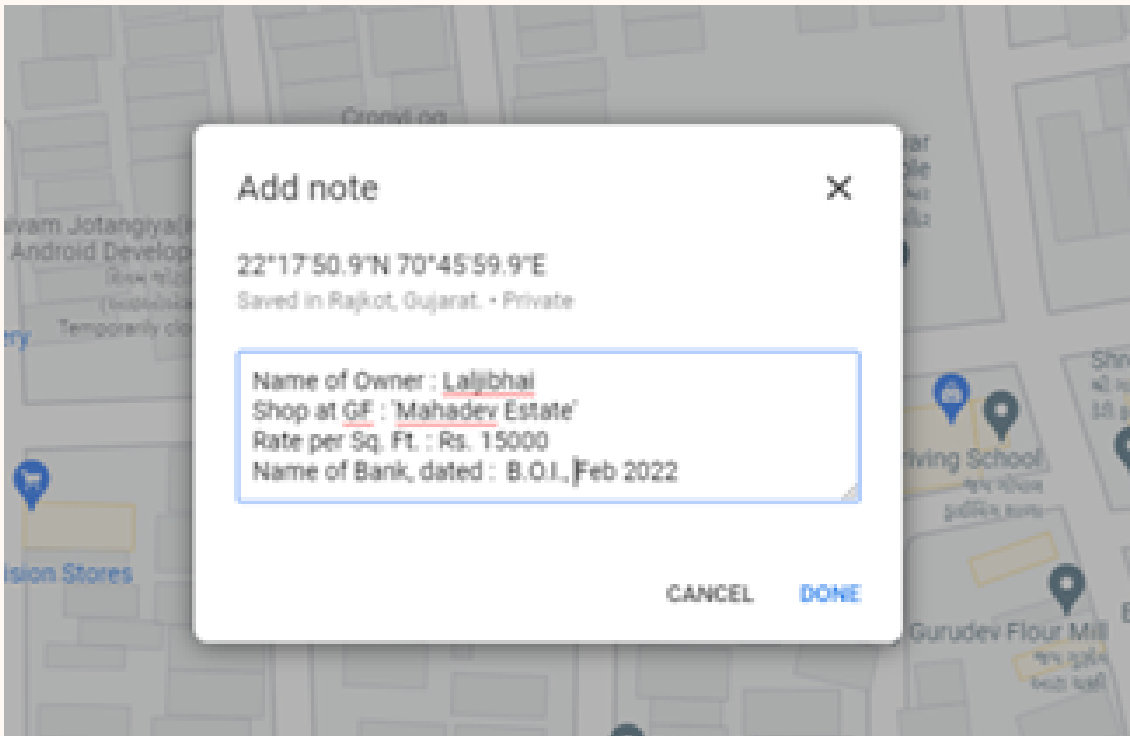


Figure 7





Concluding Remarks:

Different groups can be created as per different region/place. But in single group limitation is upto 40 entries / places per group. With the addition of rate as per location of different place under a single group can help us to create data base. Hence in future by accessing the same, entire range of rates can be obtained from single point. It can also help in searching valuation facts and figure at critical time when bank officer ask for any report and it avoid the tedious task of searching file in system. Even during break down of system it will help to access basic details.

