

*"I hereby ratify"*

President of the Republic of Armenia

R. Kocharyan

*1 August 2002*

**GOVERNMENT OF THE REPUBLIC OF ARMENIA**

**DECISION**

No 1101-N of 25 July 2002

**ON APPROVING THE CADASTRAL VALUATION PROCEDURE FOR LANDS  
ALLOTTED FOR PUBLIC AND MANUFACTURING FACILITIES AND OTHER  
AGRICULTURAL LAND TYPES (UNUSABLE) LOCATED WITHIN AND BEYOND (FOR  
MARZES) ADMINISTRATIVE BORDERS OF COMMUNITIES OF THE REPUBLIC OF  
ARMENIA**

*(Title amended by No 1656-N of 13 October 2005)*

The Government of the Republic of Armenia hereby ***decides:***

1. To approve the cadastral valuation procedure for lands allotted for public and manufacturing facilities and other agricultural land types (unusable) located within and beyond (for marzes) administrative borders of communities of the Republic of Armenia, in accordance with Annex 1.

*(point 1 amended by No 1656-N of 13 October 2005)*

2. To assign the Chairperson of the State Committee of the Real Estate Cadastre adjunct to the Government of the Republic of Armenia to ensure the recalculation of cadastral

valuation of mentioned lands and the provision thereof to marzpets of the Republic of Armenia within a two-month period and in the manner prescribed.

3. Lands allotted for public and manufacturing facilities located within and beyond (for marzes) administrative borders of communities of the Republic of Armenia shall be assessed separately for each land cadastral region, except for communities included in the Annex of the Decision of the Government of the Republic of Armenia No 462 of 28 September 1994 "On approving the provisional amounts of the cadastral net income for residential (cities, urban-type settlements, villages) lands of the Republic of Armenia and the cadastral value of lands."

***(point 3 amended by No 1656-N of 13 October 2005)***

3.1. Other agricultural land types (unusable) from among lands located within and beyond (for marzes) administrative borders of communities of the Republic of Armenia — except for communities included in the Annex of the Decision of the Government of the Republic of Armenia No 462 of 28 September 1994 "On approving the provisional amounts of the cadastral net income for residential (cities, urban-type settlements, villages) lands of the Republic of Armenia and the cadastral value of lands" — shall be assessed separately for each land valuation region in the net income and cadastral prices weighted for pasture lands of the V (fifth) group from among agricultural lands, calculated by the coefficient defined by the Decision of the Republic of Armenia No 237 of 3 July 1997 "On approving data of state land cadastre relating to agricultural and unusable lands in the Republic of Armenia" for 1997, in accordance with Annex 2.

***(point 3.1 supplemented by No 1656-N of 13 October 2005)***

3.2. Net incomes and cadastral prices for other agricultural land types (unusable), provided for by Annex 2 of the Decision, shall be considered a basis, respectively, for calculating the land tax, as well as — in case of alienation (inter alia, through direct sales or auction), provision under the right to lease — for defining the sale price or starting price and the rent.

***(point 3.2 supplemented by No 1656-N of 13 October 2005)***

4. To repeal subpoint (b) of point 1 of the Decision of the Government of the Republic of Armenia No 237 of 3 July 1997 "On approving data of state land cadastre relating to agricultural and unusable lands in the Republic of Armenia" and Decision No 474 of 29 April 2002 "On approving the cadastral valuation procedure for lands allotted for public and manufacturing facilities and unusable lands located within administrative borders of communities of the Republic of Armenia."

**Prime Minister  
of the Republic of Armenia**

**A. Margaryan**

31 July 2002

Yerevan

**Annex 1**  
**of the Decision of the Government of**  
**the Republic of Armenia No 1101-N**  
**of 25 July 2002**

**PROCEDURE**

**OF THE CADASTRAL VALUATION OF LANDS ALLOTTED FOR PUBLIC AND  
MANUFACTURING FACILITIES AND OTHER AGRICULTURAL LAND TYPES  
(UNUSABLE) LOCATED WITHIN AND BEYOND (FOR MARZES) ADMINISTRATIVE  
BORDERS OF COMMUNITIES OF THE REPUBLIC OF ARMENIA**

*(Title amended by No 1656-N of 13 October 2005)*

1. Lands allotted for public and manufacturing facilities shall be assessed by the amounts of average balance sheet values of smallholdings, non-irrigated arable lands, hay meadows and pasture lands of the given community, with the following formula:

$$A = \frac{(A1 \times T1 + A2 \times T2 + A3 \times T3 + A4 \times T4)}{(T1 + T2 + T3 + T4)} \times 25,$$

where:

"A" stands for the cadastral price for one hectare of the given land cadastral region;

"A1" stands for the net income for one hectare of smallholdings (for the communities included in the given land cadastral region);

"T1" stands for the total area of smallholdings of the communities included in the given land cadastral region (ha);

"A2" stands for the average net income for one hectare of non-irrigated arable lands (for the communities included in the given land cadastral region);

"T2" stands for the total area of non-irrigated arable lands of the communities included in the given land cadastral region (ha);

"A3" stands for the average net income for one hectare of hay meadows neighbouring rural areas (for the communities included in the given land cadastral region);

"T3" stands for the total area of hay meadows neighbouring rural areas of the communities included in the given land cadastral region (ha);

"A4" stands for the average net income for one hectare of pasture lands neighbouring rural areas (for the communities included in the given land cadastral region);

"T4" stands for the total area of pasture lands neighbouring rural areas of the communities included in the given land cadastral region (ha).

2. Basis for calculating net incomes and cadastral prices of other agricultural land types (unusable) shall be considered the average net incomes and cadastral prices weighted for pasture lands of the V (fifth) group from among agricultural lands for each land valuation region, in accordance with Annex 2.

***(Annex amended, supplemented by No 1656-N of 13 October 2005)***

**Annex 2**  
**of the Decision of the**  
**Government of the Republic of**  
**Armenia No 1101-N**  
**of 25 July 2002**

Land valuation region and marzes included	Other agricultural land types (unusable):		Land valuation region and marzes included	Other agricultural land types (unusable):	
	net income (dram/hectare)	cadastral price (dram/ha)		net income (dram/hectare)	cadastral price (dram/ha)
Neighbouring the Araks (Ararat and Armavir marzes of the Republic of Armenia)	2300	57500.0	Sevan (Gegharkunik and Kotayk marzes of the Republic of Armenia)	4300	107500.0
Urts-Kotayk-Shamiram (Ararat, Armavir, Kotayk and Aragatsotn marzes of the Republic of Armenia)	2700	67500.0	Nerkin Debet-Aghstev (Tavush, Gegharkunik and Lori marzes of the Republic of Armenia)	5300	132500.0
Kotayk-Talin (Aragatsotn, Shirak and Kotayk marzes of the Republic of Armenia)	3200	80000.0	Verin Debet-Aghstev (Tavush, Gegharkunik and Lori marzes of the Republic of Armenia)	6000	150000.0
Vedi-Nerkin Arpa (Vayots Dzor and Ararat marzes of the Republic of Armenia)	2500	62500.0	Pambak-Nerkin Dzoraget (Lori marze of the Republic of Armenia)	5900	147500.0
Urts-Vayots Dzor (Vayots Dzor and	2700	67500.0	Verin Dzoraget (Lori marze of	6100	152500.0

Ararat marzes of the Republic of Armenia)			the Republic of Armenia)		
Akhuryan-Spitak (Shirak and Lori marzes of the Republic of Armenia)	3600	90000.0	Syunik (Syunik Marz of the Republic of Armenia)	2800	70000.0
Ashotsk (Shirak Marz of the Republic of Armenia)	4500	112500.0	Vorotan (Syunik Marz of the Republic of Armenia)	5000	125000.0
Aparan-Hrazdan (Aragatsotn, Shirak and Kotayk marzes of the Republic of Armenia)	5100	127500.0			

*(Annex supplemented by No 1656-N of 13 October 2005)*

**Minister-Head of the Staff of the  
Government of the Republic of Armenia**

**M. Topuzyan**