

THE CONCEPT OF PROPERTY VALUATION AND ITS IMPROVEMENT

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Annotation

Evaluation activities have been gradually developing in our republic since independence. Speaking about the positive experience of developing and applying in practice national state assessment standards that meet international requirements at the initial stages, it should be noted that at present there is no appropriate full-fledged regulatory framework, an effective management and control system that subordinates the activities of expert appraisers to certain procedures and rules.

To study valuation, it is necessary first of all to have certain economic and technical knowledge, to know the content of the science of valuation, its formation and development as a separate science, the role of theoretical views and knowledge systems on the concept of property and property law, value, the value of property and their evaluation in these processes.

Keywords: valuation, property, valuation of property, price, ownership.

The concept of valuation is a comprehensive concept and consists of evaluating property, i.e. buildings and structures, machinery and equipment, vehicles and, in addition, everything on Earth, from human potential.

In valuation activities, it is mentioned about real estate valuation, its essence, specific features, the sequence of valuation activities, regulatory documents related to it.

Evaluation activities began to develop gradually from the period of independence in our republic. Speaking about the positive experience in the development and implementation of national state assessment standards corresponding to international requirements in the initial periods, it is necessary to note that at the same time an effective system of appropriate comprehensive regulatory framework, its management and control, subordinate to certain procedures and regulations, does not exist in practice.

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To learn to evaluate, it is necessary first of all to have certain economic, technical knowledge, to know the content of the science of value assessment, its formation and development as a separate science, the role of the system of theoretical views and knowledge regarding the concepts of property and property law, property value, price, value and their assessment in these processes.

Rich knowledge (genesis), which has been concentrated for many millennia in the science and practice of Economics in the categories of property and property law, including The formed terminological apparatus, theoretical and methodological basis, makes it possible to systematically study the meaning and essence of property in a broad sense in modern times.

On the pages of the history of the oldest world, the first knowledge of property, property rights began to be formed on the basis of the emergence of mankind, in which the satisfaction of the instincts of its vital desires and desires, the experiences of the implementation of primitive (simple) legal acts (property relations) related to the acquisition of property in the primitive In this, for the first time, the concept of property arose in a narrow sense as a primitive idea of some kind of useful object belonging to someone.

The concept of property harmonized with the theory of law in the 60 - 70s of the 20th century, becoming an independent theory-the theory of property law. The theory formed the foundations of modern neoinstitutionalism, along with other theories such as transactional cost theory, Economic Law, Social Choice Theory, The Theory of economic organizations, and the like.n this, for the first time, the concept of property arose in a narrow sense as ap. A number of scientists have made significant contributions to the development of the theory of property law, for example: A.Marshall, Dj.Hicks, R.Cowes, R.Sawatye, G.Demsec, L.Ennekkerus, T.Coupland, D.Murzin, R.Kapelyushnikova, S.Alekseev et al.A number of scientists have made significant contributions to the development of the theory of property law, for example: A.Marshall, Dj.Hicks, R.Cowes, R.Sawatye, G.Demsec, L.Ennekkerus, T.Coupland, D.Murzin, R.Kapelyushnikova, S.Alekseev et al.

The conditions of effective activity of the socio-economic system are the exact interpretation, definition and implementation of property rights. In this

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case, a contract is necessary to establish a property right (to fixate) and Exchange it.

The relationship between property rights, transaction costs, and contractual relationships is clearly demonstrated by the R.Kouz theorem, which forms the theoretical basis of property rights theory.

In this theory, the concept of “property law” is central, the content of which refers to the sanctioned relationships between people associated with the existence of blessings and their use. This relationship determines the norm of acts of property rights entities on favors, covers the competence of material objects and Human Rights.