

DETERMINING THE MARKET VALUE OF MUNICIPAL LOTS: CASE STUDY - CITY OF SÃO CARLOS, BRAZIL

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- *ABSTRACT: In this paper we briefly discuss some relevant aspects related to real estate appraisal in connection with (i) land tax practical implications and (ii) urban planning issues, in a case study of São Carlos city (SP). In addition we indicate a representative regression equation in order to explain the market value of the urban land in São Carlos, year of 2005, using usual linear model techniques (normal errors and constant variance). Considering this, we perform a simulation basis study on the coverage probability of the relevant parameters involved in the regression.*
- *KEY-WORDS: assessment roll; intra-urban location; usual linear models; coverage probability.*

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