ASSESSMENT OF QUALITATIVE AND QUANTITATIVE INDICATORS OF AGRICULTURAL LANDS

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Annotation. *Recommendations are given for improving cartographic support, in particular, the assessment of irrigated soils, methods for determining the standard value of land when assessing the quality and quantity of agricultural land in our Republic.*

Base words: *agriculture, land tax, single land tax, rent, assessment, farmer, soil, market, cartographic support, quantity, standard.*

Аннотация. *Республикамиздаги қишлоқ хўжалиги ерларининг сифат ва миқдор кўрсаткичларини баҳолашда картографик таъминот хусусан, суғориладиган тупроқлар бонитировкаси, ерларни норматив қийматини аниқлаш услубиятларини такомиллаштириш бўйича тавсиялар берилган.*

Таянч сўзлар: *қишлоқ хўжалиги, ер солиғи, ягона ер солиғи, ижара, баҳолаш, фермер, тупроқ, бозор, картографик таъминот, миқдор, норматив.*

Аннотация. *Даны рекомендации по совершенствованию картографического обеспечения, в частности, оценки орошаемых почв, методы определения нормативной стоимости земель при оценке качества и количества земель сельскохозяйственного назначения в нашей Республике.*

Ключевые слова: *сельское хозяйство, земельный налог, единый земельный налог, рента, оценка, фермер, почва, рынок, картографическое обеспечение, количество, норматив.*

In scientific research related to the assessment of the qualitative and quantitative indicators of the land, the role of cartographic support is very high, since it is used to understand the essence of maps, the phenomena depicted on them. Cartography is a special way of presenting reality, considering maps and other cartographic images as spatial models of real phenomena, their quantitative and qualitative characteristics, structure, relationships and dynamics. Before creating a map, various cartographic materials are collected and the territory to be mapped is comprehensively studied. The most important task in studying the materials is the selection of the main cartographic materials and their analysis. The most important criterion in evaluating maps and cartographic materials is the correspondence of the cartographic image to the real situation.

Considering the assessment of the quality and quantity of agricultural lands and the determination of their cadastral value from the point of view of a market economy, it is worth paying special attention to the problem of cartographic provision in assessing the quality and quantity of lands of farms that have become producers of the main agricultural commodity products today, since it is precisely these farms that currently produce almost 99.0 percent of cotton raw materials, more than 90 percent of grain, 85-86 percent of vegetables and melons, 71-72 percent of fruits and grapes, and about 46-47 percent of meat and dairy products[4]. Thus, in the current conditions of Uzbekistan, farms are producers of the main agricultural commodity products, that is, one of the main forms of agrobusiness.

53.59 percent of the territory of the Republic of Uzbekistan is occupied by agricultural lands, which are the main means of agricultural production. The distribution of agricultural land in the republic is determined by natural climatic factors[3].

The distribution of irrigated agricultural land types in the Republic of Karakalpakstan, regions, and Tashkent city is shown in Photo-1.

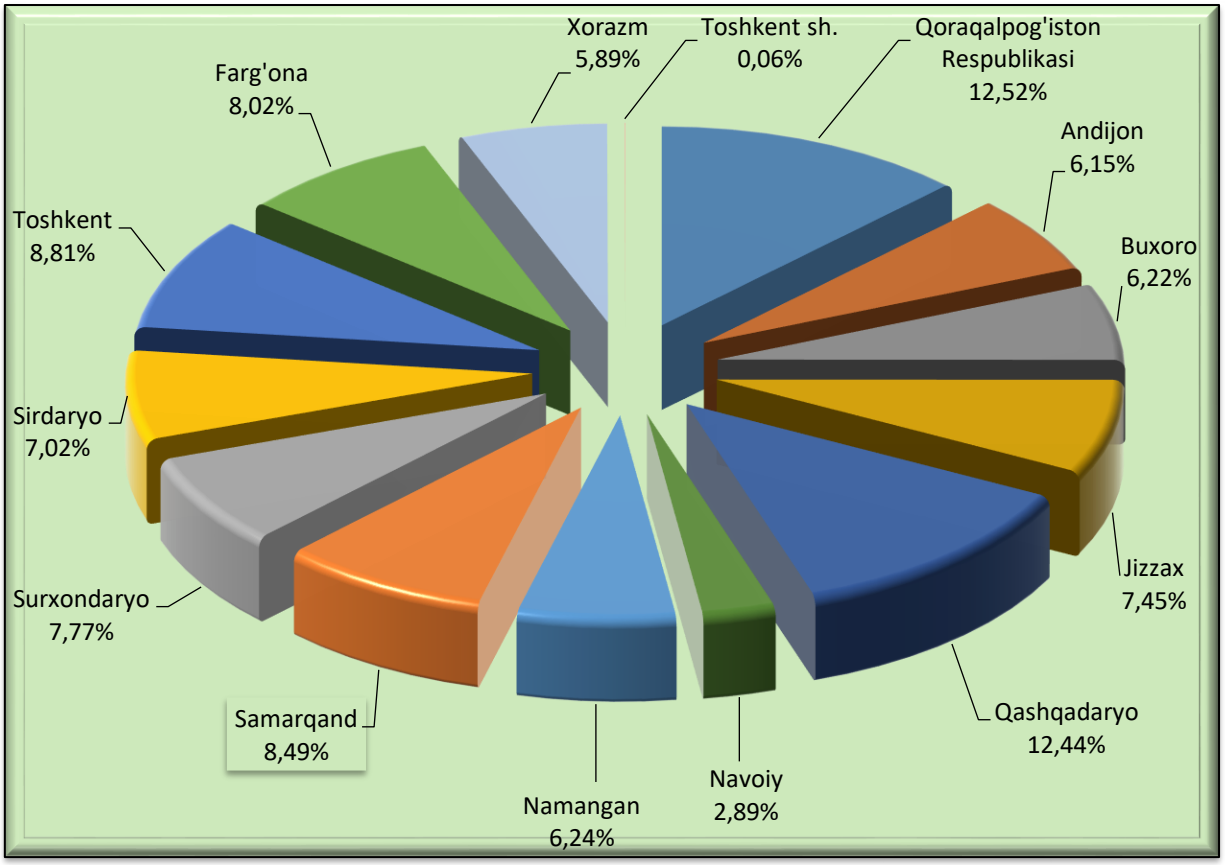


Photo 1. Distribution of irrigated agricultural land types in the Republic of Karakalpakstan, regions, and Tashkent city (in %).

Currently operating farms are characterized by a relative diversity of production specialization. In this case, the relative development of cotton and grain growing is one of the priority production areas, which is distinguished by its compliance with our national interests and the natural and climatic conditions of the republic. Theoretical study of the issues of qualitative and quantitative economic valuation of agricultural lands based on the requirements of a market economy indicates that the entire range of work on assessing the qualitative and quantitative indicators of lands on farms of various specializations operating in these areas can be represented by the following [5, p. 115].

Estimation of the cadastral value of lands used both in agriculture and for the placement of various buildings and structures of the farm;

Estimation of the rental value of the above lands;

Assessment of the qualitative and quantitative value of the land, the rights to own, use and dispose of land sold together with construction objects in the course of privatization;

From this it follows that "the results of assessing the cadastral value of agricultural lands, the qualitative and quantitative value of land should be useful for agriculture both in the placement of construction objects, in the regulation of lease relations, and finally in the regulation of the rights to own land and dispose of land plots. In this case, assessing the qualitative and quantitative indicators of land is, of course, assessing the cadastral value of agricultural lands, since it is the results of assessing the qualitative and quantitative value of such lands that serve as the basis for determining the amounts of land tax, rent and land resource use costs in accordance with the regulatory and legal framework"[5, p. 115]. Fully agreeing with this opinion, we acknowledge that the results of such an assessment serve as the primary basis for setting land tax (unified land tax) rates, setting rents for land use based on lease, and also for calculating the initial value of land plots.

Therefore, the quality and quantity evaluation indicators of the main lands were not free from errors and shortcomings. Ultimately, such evaluations were discontinued due to lack of clear positive results. To date, cadastral value assessment (normative assessment) of land used for agriculture and construction facilities has become extremely popular. For this reason, regardless of the forms of land use for economic purposes, such assessment should be based on uniform approaches and methods. This shows that the current methodology for cadastral valuation (normative valuation) of agricultural lands needs to be improved to some extent, since the large number of overestimated calculation indicators used in it, their low level of justification, and sometimes their contradictions with each other, hinder the use of this methodology as an effective mechanism for regulating land relations. First of all, it is required to conduct soil assessment in a scientifically sound

manner, since the average soil quality score is the basis for determining the cadastral value of agricultural lands. The correction coefficients used in its calculation were adopted half a century ago [6]. In our opinion, we consider it appropriate to introduce partial clarifications to them based on the existing natural characteristics today. In particular, natural factors such as salinity, leaching, stonyness, and depth of groundwater have a significant negative impact on the natural productivity of soils. Therefore, the natural fertility indicators of soils distributed in the irrigated regions of the republic do not correspond to reality. In addition, it is necessary to change the norms for soil monitoring and sampling, that is, soil samples should be taken not every 25.0 hectares, but every 5.0 hectares, since the areas of currently operating agricultural enterprises (farms) are only 40-60 hectares. Of course, in such conditions, conducting soil monitoring based on the previous norms will not allow determining the true fertility of soils distributed in farms.

In conclusion, from the results of analytical studies conducted on the topic of cartographic support in assessing the quality and quantity of land, it can be seen that the proposed changes in the assessment of irrigated soils and the approximation of the correction coefficient used in calculating the normative value of land will allow us to somewhat improve the methodology for assessing agricultural land.

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