

RURAL PROPERTIES MARKET INFORMATION SYSTEM FOR MEXICO

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What is SIEMPA?

In a historical way the great majority of the appraisal work was carried out using private sources of information (this is, databases belonging to the appraisers conducting the evaluations). These databases were, therefore, very limited and they only give some information on the prices average of the lands under approaches that many times were not so reliable.

What is SIEMPA?

Up to now there was not a database of rural properties that allowed not only the comparison of prices but also the estimation of the adjustment factors to these.

What is SIEMPA?

The *RURAL PROPERTIES MARKET INFORMATION SYSTEM FOR MEXICO (SIEMPA)* it is a technical approach based on methodologies of market research, statistical and appraisals, which recognizes important differences in the classification of the land, and it allows the parameterization of values, at national level, landing them in every single municipality.

What is SIEMPA?

However, since there exist more than 2,400 municipalities in the whole Mexican Republic, to think of a database that can include all and each one of the municipalities in their different classifications of rural land (**SIEMPA** reports 10 different types, from rough mountain to transitional) it is a work outlined in the long term.

For the above-mentioned this first stage includes all states in three big regions what allows to have values of comparable properties and the tools for the use of these values and, also, to have the information required for the homologation and adjustment of values needed by experts appraisers for the development of their work.

How is SIEMPA?

The SIEMPA is a consultation system that allows, based on elementary data of geographical location and classification of the land, to obtain all the outstanding data for the realization of an rural evaluation. Among the data that are obtained we can mention:

Municipal geographical location: coordinated of longitude, latitude; altitude, location maps.

Climates: identification and location of the nearest climatological station; statistical historical of temperature average, maxim, minimum, pluvial precipitation, hail.

How is SIEMPA?

Demographic and socio economic data : populational growth, employment, revenues, services to the housing.

Value of the land: value average, maximum and minimum for municipality and for region, homologation and adjustment factors and trends.

Rural constructions: unitary costs for items and total, useful lives span and demerit factors

Technical Specifications

Total of municipalities	2,436
Total meteorological stations	5,360
Categories of land type	10
Population's data and socioeconomic	According to Census year 2000
Investigated real estate properties	7000
Municipalities with reported real estate properties	804

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