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## THE ENTERPRISE VALUE IN ASSESSING OF THE COST METHOD

Assessment of the cost basis of the property of the state at the time of the calculation of the estimated cost of the restoration of the object in accordance with the measurement date and the present value of the functional, physical and technical condition. Calculation of the depreciation of the cost of the new building of the current value of the residual value of a unit with balance. Cost approach the main items that belgisi – classified assessment of the property complex components measured melenedi, was assessed for each part, and then the value of all the property of the complex, which is determined by adding the cost of the parts. The subject is not only the cost of the contractor's current income, as well as the customer adds an investor or business income. That the cost to restore the property to a copy of the object that the cost of reproduction. At the same time, the cost of replacement, it is equal to the measured object, but it is not a copy of the object is to make the costs. Business benefits of the use of the building. Tozw- physical disorders, aging and various functions of external factors (economic conditions, environmental conditions, etc.) a decrease in the value of the property of the company.

**Key words:** cost method, real estate prices, the estimated value, investment costs; depreciation.

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### Кәсіпорын құнын бағалаудағы шығындық әдісі

Мемлекет мүлігін шығындық әдіспен бағалау – бұл бағаланатын объектінің қайта қалпына келтіру құны есебі кезіндегі ағымдағы құнын және бағалау күніне сәйкес функционалды, физикалық және техникалық жағдайын анықтау. Объектінің ағымдағы құнын жаңа құрылыс құнымен тозу есебінің жойылу құнының айырымы есебімен жүргізеді. Объектінің ағымдағы құнына тек қана мердігердің табысы ғана емес, сонымен қатар тапсырыс беруші инвестор немесе кәсіпкерлік табысын қосады. Алдында айтылғандай қайта қалпына келтіру құны бұл меншік объектісінің дәл көшірмесінің ұдайы өндіріс құны. Сонымен қатар, орынбасу құны – бұл бағаланатын объектіге тең, бірақ оның көшірмесі болып табылмайтын объектіні жасауға кеткен шығындар. Тозу – бұл физикалық бұзылулардан, функциялары ескіруден және әр түрлі сыртқы факторлардан (экономикалық жағдайлардан, қоршаған ортаның жағдайларынан т.б.) болатын кәсіпорын мүлкі құнының төмендеуі. Шығындық тәсілдің басты белгісі – бұл элементтерге жіктеп бағалау, яғни бағаланатын мүліктік комплекс құрамдас бөліктерге мүшеленеді, әр бөліктің бағалауы жасалады, содан соң барлық мүліктік комплекстің құнын, оның бөліктерінің құндарын қосу арқылы анықталады.

**Түйін сөздер:** шығындық әдіс, жылжымайтын мүлік бағасы, бағалау құны, инвестициялық шығындар, амортизация.

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### Затратный метод при оценке стоимости предприятия

Подход к оценке имущества предприятия с точки зрения затрат – это определение его текущей стоимости на основе расчета восстановительной стоимости оцениваемого объекта или стоимости замещения и определения его физического, технического состояния и функционального соответствия на дату оценки. Текущая стоимость объекта определяется разницей между стоимостью нового строительства и потерей стоимости за счет износа. При этом в текущую стои-

мость объекта должна быть включена не только прибыль подрядчика, входящая в сметную стоимость объекта, но и прибыль заказчика, называемая предпринимательской прибылью. Стоимость замещения – это сметная стоимость строительства нового объекта, аналогичного оцениваемому объекту, с эквивалентным функциональным назначением, для которого допускается применение конструктивных решений и материалов взамен устаревших, использованных в оцениваемом объекте. Главный признак затратного подхода – это поэлементная оценка, то есть оцениваемый имущественный комплекс расчленяется на составные части, делается оценка каждой части, а затем стоимость всего имущественного комплекса получают путем суммирования стоимостей его частей.

**Ключевые слова:** затратный метод, цены на недвижимость, оценочная стоимость, инвестиционные расходы, амортизация.

## Introduction

The history of mankind shows that people always aimed to live in the best natural environment – in the fertile lands, have convenient harbors in auspicious climate, the presence of water and fuel resources, in areas where the bearing capacity of soil, the depth and other natural characteristics auspicious for construction. Staying in such places, people built houses, public buildings, religious buildings, industrial and farm buildings, public facilities, combined their roads auspicious territory settlements, adapted them for life. Economic development, business activity, the relevant laws determined the style and standard of living and behavior.

**Experimental part.** All evaluation method involves a preliminary analysis of certain information base and the corresponding calculation algorithm. All methods of assessment can determine the value of the business at a specific date and all the methods are market because take into account the current market conditions, market expectations of investors, market risks associated with the business are measured, and the expected «response» of the market with the purchase and sale transactions valued. There are two methods of evaluation to determine the income method is used in the world: the direct capitalization method and the discounted cash flow method. This is the most universal method for assessing the value of different types of property of the company.

**Results and discussion.** Assessment of the cost basis of the property of the state at the time of the calculation of the estimated cost of the restoration of the object in accordance with the measurement date and the present value of the functional, physical and technical condition. Calculation of the depreciation of the cost of the new building of the current value of the residual value of a unit with balance. The subject is not only the cost of the contractor's current income, as well as the customer adds an investor or

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Is the most suitable method for the assessment of costs on the basis of the following cases:

- In assessing the state of objects;
- Specially for use in the calculation of the value of the property (not successful)
- schools, hospitals, cultural buildings, railway stations, etc. ;
- On the revaluation of fixed assets;
- Accounting for fixed assets;
- During the assessment of the tax and insurance purposes;
- In the distribution of property litigation;
- Open auction for the sale of the property.

Stages of the cost approach and its implementation:

1. Analysis of the structure of the property complex of the enterprise;
2. To determine the value of the land;
3. The determination of the cost of rehabilitation;
4. Depreciation;
5. The property of the company, excluding depreciation calculation of the cost of each component part of a complex recovery.
6. Calculate the total cost of ownership of the enterprise object.

**Stage 1 – Analysis of the structure of the property complex of the enterprise**

In this stage the real estate appraiser organization to analyze the structure of the complex and the main part of the structure will be able to identify the value of different methods of assessment. For example, if a complex real estate only if the following components: land, building, construction, communications section, and if the institution is at the machine park, where a group of machines and equipment to identify specific features (technology, depending on the year and structural features) grouping. Therefore, depending on the nature of the cost of the property to appreciate the different methods of approach.

### **Stage 2 – Determine the value of the land.**

The appraiser to determine the value of the land in order to lay it will be considered. If the land is leased, the amount is estimated. The following methods are used to estimate the land:

1. Direct comparable sales method;
2. The method of aspect;
3. The use of the method;
4. The method of the residual value of the Earth.

**Comparable sales method** is often used when estimating the value of the land and is a reliable method. On sale at the site of the first through the application process and the quality of information used depending on the nature of the same.

The first data collection using the following procedures:

1-st procedure. Home is the first collection of its main source of information:

public records;  
that information from its bank appraiser;  
materials periodicals and publications specializing in the real estate market;

Mapped data requires the grouping of objects on the following criteria for selection:

- location;
- a description of the local;
- the date of sale;
- sales conditions;

2-st procedure. Amending the Memile prices. Commercial price adjustment or modification, change the percentage or absolute unity. This is made in the following order:

- period of time;
- location;
- a description of the property.

However, this method can only use the asset market conditions. If you performed a direct comparison is not possible because of the sale transaction unique, the ratio method is used to estimate the land. These methods include the following:

method is a method related to the use of the land evaluation assesses the development of a promising future;

land valuation income approach;

In this case, requiring the analysis of this method are as follows:

to determine the most likely of the construction plan;  
price forecasts and the definition of the term;  
creation of construction cost estimates;  
using the discounted cash flow method of valuation of the land.

Earth's residual value method. Earth's residual income from the standpoint of economic theory:

1. Salaries paid;
2. Interest-bearing loans;
3. Control (business income).

The rest of the money is the income of the land. The success of the land is determined by its value after deducting the direct capitalization method.

### **Stage 3 – Determine the cost of the removal of the restoration.**

The estimated cost of the restoration of the object 3 method is used to determine:

1. The part of the district unit cost method;
2. The method of calculation of retail items;
3. The construction method of calculation.

Is a part of the district unit cost method – similar objects on the construction of the development on the basis of the costs of the loss of information (area of 1 m or 1 cubic m). The estimated cost of the regulatory unit of the building will be able to increase the total cost and the region as a whole.

The purpose of the method of calculation of the retail elements of the distribution of the individual items in the building: basement, ground floor, wall, frame, roof, etc. Collects information on the estimated cost of each item, and then calculated the total cost of the building by adding the cost of the items.

PSD estimate method of the construction of the building through the establishment of a list of construction works (different type of work) is a loss that the (labor, materials, tools, electricity, transport vehicles, etc.).

### **Stage 4 – Determination of depreciation.**

Total depreciation – taking into account the physical, functional and external form of the loss of value of the company.

This reference can wear in accordance with the following types: physical, functional, external.

Physical wear and tear – a decrease in the value of property in connection with the loss of the original properties of the element.

Functional wear and tear due to the loss of its ability to directly focus on the use of a decrease in the value of the property.

External wear – measured in relation to object to changes in external factors:

Changes in environmental conditions;

Changes in market conditions;

Changes in financial and legal contracts, etc.

That will be deleted from the wear and tear on the nature of the functional and physical degradation and are divided into.

Conversion costs, which will be removed during the reconstruction. Determines the relative cost estimate to calculate the cost to repair it.

It will increase the value of your property repair costs, which is characterized by the destruction of property that does not repair.

Method of calculating depreciation. Depending on the level of wear and tear are 3 methods:

1. A method of survival in life;

2. The method of the market;

3. The method of disassembly.

The period of effectiveness of the method -obek-tiniñ term economic survival and viability of the account, determines the level of wear and tear.

How to market depreciation method based on the analysis of market information.

Dismantling method. There are three different type of wear is determined by: physical, functional, outer wear.

**Stage 5 – The real estate company, excluding depreciation calculation of the cost of each of the components of the complex recovery**

For each of the components of accumulated depreciation of property complex is determined by taking into account the average cost of restoration.

**Stage 6 – Calculate the total cost of the company's own facilities**

Of all the components of the company's own assessment of the value of the object is determined by the cost, including the cost of recovery and the cost of the land.

### Conclusion

The valuation of accuracy depends on the number of significant size and quality of the information collected.

If there is sufficient information on the sale of facilities, functions and settings estate really need to make sure that compare measured. Thus, in the analysis of real estate sales in the near future in a building on the land, the financial terms of the transaction, etc. As a rule, much more than the last selected number of similarities with the assessment of sales (and recommendations) are analyzed.

Not the only factor in the sales report, listing (sale) with a justification of the need for a simple calculation of the price paid by the buyer is usually the result of the process of trading, where the trades of the real estate must be investigated and assessed. The results of the sellers about their value based on the objects for sale in the first place often. In turn, sold and hired appraisers with information about the objects, and uses this information.

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