Design of Real Estate Valuation Information System and Implementation: An Examle of Yenişehir, Mersin, Turkey

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SUMMARY
It is essential to value real-estates which play a very important role in the economical and social life of man. Land valuation which has gained great importance in our country in recent years has not yet been studied scientifically. Because of this finding different values for a real estate leads to some economical and social problems in property tax, nationalization, purchase and sale and banking. So valuing should be objective, correct and accredited considering the facts of quality, environment and usage conditions. As a result, an information system should be developed that can help a valuation expert to obtain social, legal and technical data on a real estate, reach its location easily and analyze certain information. It is possible to use Geographical Information Systems (GIS) that gather all data according to certain standards analyze them and present them effectively to the user. In this study, a design of system which is likely to help real estate valuation firms and valuation experts in the sector of valuing real estates works efficiently, fast and fruitfully is aimed. Thus, the data which experts need, processing steps in the period of developing the system and software are presented. Then, the data based on apprising is carried out at a region of the Municipality of Yenişehir, Mersin. In the last stage, the data is stored; the inquiry is done on the data which is stored in the system. In this study, with designing system, obtaining the present data is become easier, comparing and checking appraising processes have been provided to valuation experts. In addition, job efficiency and improvement of success are presented to firms and valuation experts.

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