

## **KRIGING MODELING IN URBAN PROPERTY PRICE APPRAISAL**

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### **ABSTRACT**

At present, the need to obtain an urban property to build a housing unit is prevalent. The purpose was to determine the optimal geostatistical model for the valuation of the price of urban lots in the city of Puno. The methodology applied analyzed 145 properties for sale which were divided into four urban zones located by their direction, also used structural data analysis for the variables area and price. The results showed that the area was  $90.66 \pm 10.63 \text{ m}^2$ , with respect to property prices the average was  $107367.03 \pm 18772.30$  nuevos soles, the graphic coherence of the semi variogram for the price variable is the hole effect with a confidence level of 97.52%.

**Keywords:** Appraisal, Geostatistics, Map, Urban Property.

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