

**STUDIES AND RESEARCHES ON MARKET VALUE  
ESTIMATES OF REAL ESTATES CONSIDERED AS SPIRITUAL  
HERITAGE FOR COMMUNITIES**

**Authors: Dr.Ec. Barbu A. M. Daniela** - S.C. MANAGEMENT  
EXPERT INTERNATIONAL – General Manager

**Univ. Prof. Dr. Eng. Gramescu Ana Maria** – Ovidius  
University, Constanta

**Eng. Ionescu Victor** - S.C. MANAGEMENT EXPERT  
INTERNATIONAL

**Abstract:**

*At community level there are heritage buildings and mobile structural categories that are representative of common reasons of historical substance in time, the value of architectural or historical value.*

*Besides its values calculated according to regulations and international standards of valuation, the above construction gives a superior value supplemented by a spiritual component to that community.*

*In this paper the authors intend to present a synthesis of studies and research in this area, as parameters that can influence the valuable dimension of real estate properties, and how to quantify them in an evaluation report.*

Historic monuments and whole buildings that are important for the spiritual life of a community, represents a temporal dimension that reveals some specific features of the community at a time. Recognizing their value has represented and represents an important challenge for the civilization of a people in terms of architectural, cultural, historical, spiritual.

Specialists' attitude towards the values of these buildings is presented in detail in various national and international laws. In this context, principles that

govern value estimates of these buildings must be well outlined and considered them unable to be quantified by conventional methods.

Such buildings are characterized by their quantifying potential, cultural, spiritual, this dimension represents a crucial element in the value analysis. As anyone knows, any construction is based on an intrinsic value which is dependent on the quality of materials, quality of execution, the technical condition, overall characteristics, the demands of comfort and these elements appear in parallel with comparable values if such construction is meet on a contoured housing market. In reality, such structures do not enjoy their own property market, reasons for that are sold rarely, or never, the duration of existence, motivated by the fact that each building such forward while its spiritual value, a cultural characteristic that has not been performed to similar building inside a community.







This paper aims to highlight the very personality traits that are created both by its own value, and the part of humanity. Motivated by this we see that such structures are further characterized by an artistic value, combined with expressive able to communicate a specific emotion, aesthetics, affection, etc.



Artistic value categorize the building in the category of architectural works of art. Relevant component analysis is a genuine artistic value. Authenticity is an important parameter to quantify artistic value. Structure analysis on the authenticity of construction materials and technologies refers to a certain stage of historical representative (exemplu pepper wood flooring used in the SE of Romania during the years 1500-1800, the floor structure of brick vaults like those presented in photographic images, specific nineteenth century), or interior painting done in oil or fresco of great artists, as they meet the construction of Orthodox worship, when inside and outside are decorated with votive paintings including aspects of life saints.



Solution and authenticity of architectural style



Authenticity of the entrance gates - 1600



In some cases, authenticity is transmitted by the performed architectural style, for this purpose the characteristics is the transmission of architectural styles of Europe, such as the Gothic style in Romania existing in many places of worship, or how to meet through church roof brick dome. A special expression to quantify the authenticity of the roof is the solution adopted for the construction of spiritual value. Roof form, as in fact the entire composition constructive for Muslim places of worship in Dobrogea area, is an authentic pure composition characteristic of Islamic architecture, which are transmitting a substance of great historical and spiritual values. Thus stress Mangalia Mosque, which has over 450 years old, which is a historic building with a great spiritual value to the community.





Another component in quantifying the value of real estate properties of spiritual heritage is the cultural value associated. Associated cultural value is the main component that realizes the approach in which the construction is analyzed by contemporaneous observers. Associated value is subjective and often influenced by political component, economic or social. Based on this, the social component fluctuates over time, there are periods of maximum relevance, other times not. Thus exemplify Cathedral "Saint Sophia", a constructive composition with an outstanding spiritual value, which in time, depending on the stages of economic, political and social traveled, has undergone remarkable functional (was first temple of the goddess Artemis,

then deposit ammunition, mosque, etc.), so that the value associated suffered fluctuations over time.

In many cases the reaction of society towards the patrimonial heritage of the property was not proper, constructive, motivated by the perception value in terms of their functionality, comfort. An important parameter in determining the value of a historical property is the historic character of construction. This parameter is provided given the authenticity of materials, structural elements and joints of the original construction methods, which can not be found in other buildings. Related to this issue, exemplify: wood joints with staples found in the historical structures of evangelical churches in Transylvania, as metal anchors embedded in the resistance of building structures that ensured structural collaboration of reinforced elements, using ceramic braielor download area the vaults of brick buildings of worship ortodox, or arcs of stone arches star Transylvanian churches.





A relevant example in this respect is the technology of execution of the cathedral "Saint Sophia" by using brick dust used as a binder in the composition of mortar for brick masonry.

Another relevant parameter influencing property and valuable components to be analyzed in a valuation report is the possibility to use the spiritual value of real estate. This parameter refers to the functional performance or functional difficulties of construction. The main elements of difficulty associated with obsolescence, which refers to the volumetric space and that gives a building, degree of ventilation, light level, humidity, acoustic performance.

Properties with spiritual value for the community may belong to both the ancient buildings patrimony, and also to the new patrimony (if we refer to newly constructed buildings to show the buildings or places of worship).

In the valuation, some problems are issued from the ancient built patrimony, its value is influenced by the overall parameters above mentioned. Involved in such constructions are parameters referring to classic technique for depreciation estimation, specific depreciation elements or structural requirements to ensure the functionability and not the last case, the repair works have been carried out in time.

Technical depreciation is an important parameter to quantify the real value of real estate, quantified by rheological depreciation of materials and the degradations caused by many factors facing any destructive construction during operation. The depreciation is the material response time degradation is caused by one or more causes. Cases can be isolated or may have different evolutions.



Studies and researches conducted by the authors on the behavior of real estate with spiritual value, highlight the fact that the impairment analysis to be quantified in determining the amount of construction, can be grouped as follows:

- cyclical factors, in this category are aggressive agents present in the environment of geoclimatic conditions (rain, snow, humidity). They operate intermittently with different frequencies and intensities.
- adventitious factors (impacts caused by negligence, misuse, improper intervention)
- Factors that can be catastrophic: earthquakes, floods, explosions, fires, landslide or subsidence of land.

The parameters mentioned in the category above, "inappropriate interventions" raises special problems for buildings with heritage value. This



statement is supported by the fact that the spiritual value in real estate value is influenced by cultural value, by authenticity and the historic nature of real estate construction characteristics. Intervention works made during rehabilitation with structural or functional role, make a contribution may diminish the value or property value. For historic buildings, intervention measures must be correlated with elements of authenticity, so assessment of these measures for rehabilitation to contribute through the building-materials, technologies and interventions to increase the resistance capacity of the building without being altered intrinsic value monument. Otherwise, they will contribute to maintaining the state of degradation, or sometimes have a negative role on such buildings.



Thus the valuer should consider the opportunity and quality of intervention, in conjunction with the defining elements of the monument, which valuable components have to be quantified in the overall value of these properties. Otherwise, the assessor will estimate the damage over construction or the works assures no damage then they are not quantified in the total value of the property.

Valuers have a special responsibility to examine all these parameters in conjunction with knowledge of valuable components, as knowledge regarding the historical elements, architecture, painting and construction techniques.

This is the reason for which real estate properties with spiritual value for communities are conducted by specialists who will prepare an inspection report on valuable components, originality, authenticity, the degree of impairment, the potential costs of restoration.

In valuation process, the valuer will consider each component, each parameter analyzed, by quantifying an expression of value the contribution of each element to determine the final amount.