

# **A STUDY ON TAX EVALUATION STANDARDS OF REAL PROPERTY FROM A LEAGAL POINT OF VIEW**

**Ch. Kazuhiko Ambe (Associate Professor, International University of Health  
and Welfare)**

## **[SYNOPSIS]**

Property Tax, which is a local tax, is a core tax that accounts for 8.9% of total tax revenue combined with national and local tax, which is approximately 9 trillion yen in the budget for fiscal year 2017. The weight and importance of property tax in local tax revenue are quite large. However, property tax does not adopt a tax return system that taxpayers themselves calculate, declare and pay taxes, such as individual income tax and corporate income tax, but the tax authorities calculate tax payments and notifies taxpayers of them, known as an official tax assessment system. Because of the assessment system, taxpayers do not necessarily have sufficient knowledge on how to calculate their taxes.

Therefore, taxpayers merely pay the tax amount notified from the tax authorities as it is, and even if there is an error in the method of calculating the tax amount or the method of evaluating the asset, there is no room for them to notice the fact. In this situation, we must evaluate that the tax system, which is the basis of democracy, is becoming a name.

The assessment basis of property tax is the value of the property to be taxed, but its value is basically evaluated based on the tax evaluation standards of real property prescribed by the Ministry of Internal Affairs and Communications and is calculated. However, the evaluation standards are not only excessively technical, but there are also points that are insufficient as a standard for calculating the value in line with recent forms of utilization of land and buildings.

Thus, in this study, I reexamined the methods of evaluation in the property tax and the contents of the tax evaluation standards from a legal point of view. In addition, I compared the property taxes in New York City with in our country and showed the direction of the review.