



The many ways to identify a property.

There is a human necessity to divide a nation's land into parts, relate the parts to different owners and call it private or public property.

One of the oldest ways to identify these land ownerships, *herein by referred to as 'property'* is through the description of their boundaries. If we analyse a Property Deed from last century, we will discover that it's method to identify the property is still in use today. North, South, East and West, or front, right, left and back. In many cases the description of the boundaries are the name of other owners, or elements of the environment which may well not exist any more.

Linderos:

Frente, calle Nervión

Derecha, el general del edificio

Izquierda, vivienda puerta número 12 y rellano

Fondo, vivienda puerta número 10 y patio de luces

Another identification, present in Property Deeds, is the address of the property in question. However, names of roads and street numbers change more often than expected, especially in our city, Valencia, due to political decisions or urban growth.


The Land Registry has the function to inscribe any plot, piece of land, new construction and every modification of state, such as extensions, purchase operations, mortgages and demolitions. Due to the function as an archive, the Land Registry saves the information using numbers. Each property has a specific number, and every change of state is registered by a number of box, book and folio. The inscription number gives information of how many changes of state have happened during the lifetime of a property.

FINCA DE VALENCIA SECCIÓN 5ª DE AFUERAS Nº: 10759, inscrita en el Tomo: 3001 Libro: 887 Folio: 13 Inscripción: 9

Código Registral Único: 46057000239093

The IDUFIR or CRU, a rather new and additional way to identify a property, is given automatically to a property by the Land Registry at the first inscription, and can be compared to the identity card. It is composed by a serial of numbers.

Finally, the Cadastre Administration is related to the Ministry of Economy. It has the function to assign taxes to urban and non urban properties, as well as the necessity to identify them. This administration uses direct measurement and digital transposition of aerial pictures to define the surfaces of plots and buildings. Every property receives an identification of twenty characters, composed of numbers and capital letters.



GOBIERNO DE ESPAÑA
MINISTERIO DE HACIENDA Y FUNCIÓN PÚBLICA

SECRETARÍA DE ESTADO DE HACIENDA
DIRECCIÓN GENERAL DEL CATASTRO

CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE

REFERENCIA CATASTRAL DEL INMUEBLE
0084928BC4998S0001YA

DATOS DESCRIPTIVOS DEL INMUEBLE

LOCALIZACIÓN:
CL PENYAPARDA 8
03737 JAVEA/XABIA [ALICANTE]

USO PRINCIPAL: **Deportivo** AÑO CONSTRUCCIÓN: **1978**

COEFICIENTE DE PARTICIPACIÓN: **100,000000** SUPERFICIE CONSTRUIDA (m²): **252**

PARCELA CATASTRAL

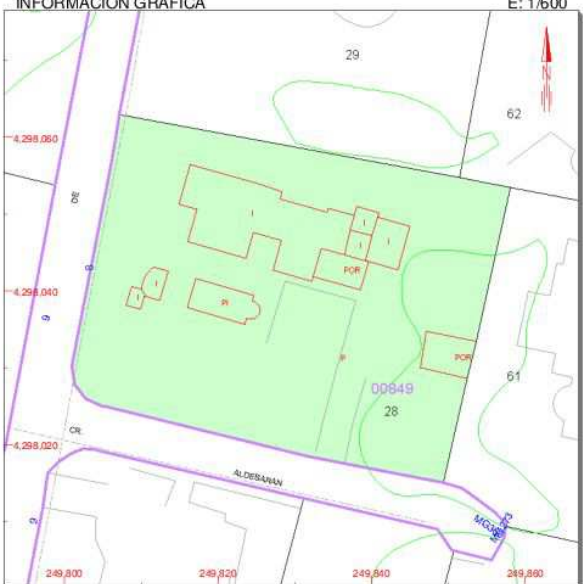
SITUACIÓN:
CL PENYAPARDA 8
JAVEA/XABIA [ALICANTE]

SUPERFICIE CONSTRUIDA (m²): **252** SUPERFICIE GRÁFICA PARCELA (m²): **1.983** TIPO DE FINCA: **Parcela construida sin división horizontal**

CONSTRUCCIÓN

Destino	Escala	Planta	Puerta	Superficie m ²
OTROS USOS	-	1		37
ALMACEN	0	0		22
OTROS USOS	0	0		20
VIVIENDA	0	0		173

INFORMACIÓN GRÁFICA E: 1/600



Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del 'Acceso a datos catastrales no protegidos' de la SEC.

249,860 Coordenadas U.T.M. Huso 31 ETRS89
— Límite de Manzana
— Límite de Parcela
— Límite de Construcciones
— Mobiliario y accesos
— Límite zona verde
— Hidrografía

Martes, 6 de Junio de 2017


00849 28 BC4998S 0001 YA

In urban cases the first five characters represent one of the areas in which every town is divided by the Cadastre administration called, Cadastral Polygon.

The two following characters represent the number of the building in that Polygon.

The third part, composed by three capital letters and four numbers is the identification of the plan where to find the property.

The following four numbers represent the property itself. It follows a numeral sequence in cases of more family buildings with many properties. The last two capital letters are a control identification.



GOBIERNO DE ESPAÑA
MINISTERIO DE HACIENDA Y FUNCIÓN PÚBLICA

SECRETARÍA DE ESTADO DE HACIENDA
DIRECCIÓN GENERAL DEL CATASTRO

CONSULTA DESCRIPTIVA Y GRÁFICA DE DATOS CATASTRALES DE BIEN INMUEBLE

REFERENCIA CATASTRAL DEL INMUEBLE
03097A005000040000BL

DATOS DESCRIPTIVOS DEL INMUEBLE

LOCALIZACIÓN:
Poligono 5 Parcela 4
TRULLENT. ORBA [ALICANTE]

USO PRINCIPAL: **Agrario [Almendrao seco 00]** AÑO CONSTRUCCIÓN: --

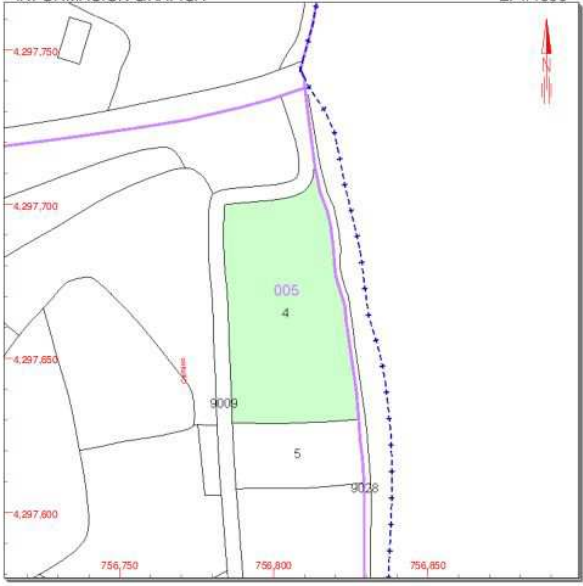
COEFICIENTE DE PARTICIPACIÓN: **100,000000** SUPERFICIE CONSTRUIDA (m²): --

PARCELA CATASTRAL

SITUACIÓN:
Poligono 5 Parcela 4
TRULLENT. ORBA [ALICANTE]

SUPERFICIE CONSTRUIDA (m²): -- SUPERFICIE GRÁFICA PARCELA (m²): **2.779** TIPO DE FINCA: --

INFORMACIÓN GRÁFICA E: 1/1500



Este documento no es una certificación catastral, pero sus datos pueden ser verificados a través del 'Acceso a datos catastrales no protegidos' de la SEC.

756,850 Coordenadas U.T.M. Huso 30 ETRS89
Viernes, 2 de Junio de 2017

- Límite de Manzana
- Límite de Parcela
- Límite de Construcciones
- Mobiliario y accesos
- Límite zona verde
- Hidrografía

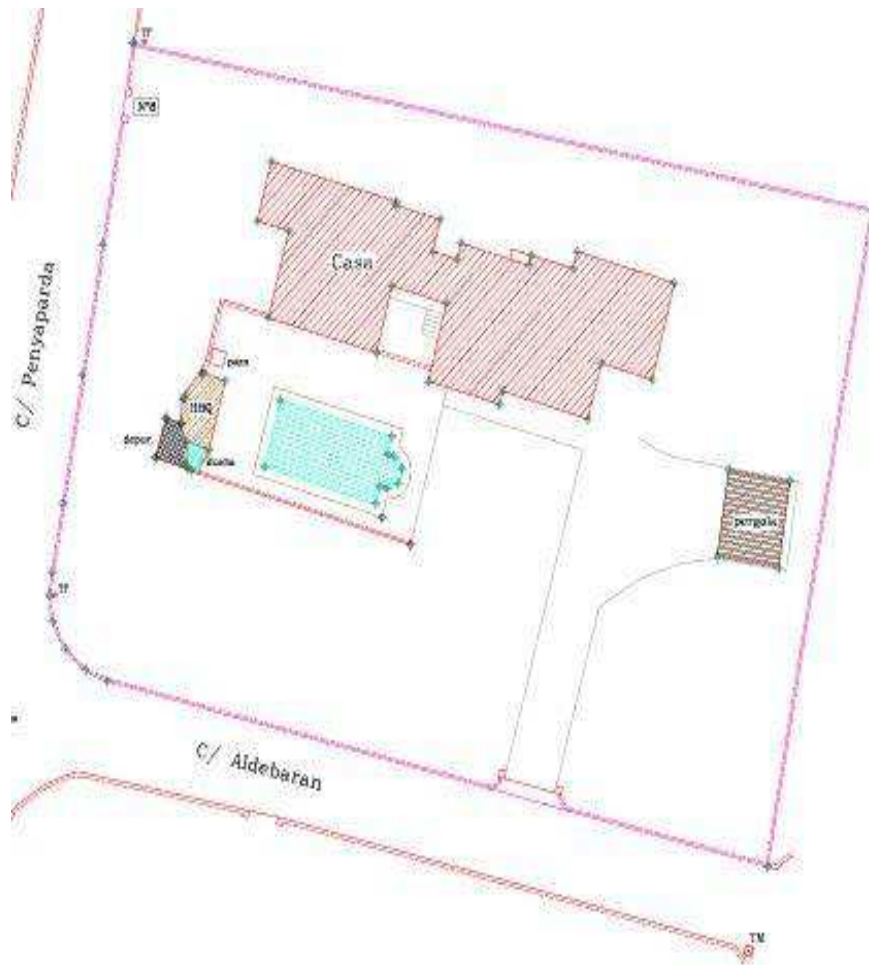
03 097 A 005 00004 0000 BL

In the case of non-urban land the first two numbers identify the province, the three following the town, the capital letter is the area, the following three numbers identify the Polygon and the next five numbers the plot. The rest of numbers identify the number of constructions which exist on the plot and as in the previous case the last two letters are used as an additional control.

There are often remarkable discrepancies between the surface area of properties described in deeds, Land Registry, Cadastre Administration and the reality on the ground. These discrepancies have forced the update to the regulations on how properties are inscribed. The current requirements to inscribe a new property, to update an existing one or its change of state oblige accompanying the written description and numerical identification with plans of the plot and buildings where each corner or special point that defines the perimeter is referred with X and Y coordinates.

The action to inscribe a property has developed into a high technical issue, due to the necessary special digital instruments and the intervention of specialized professionals, architects and topographers, required to define a property's perimeter and volume.

The long-term goal of the administration is to achieve a real and accurate representation of all private and public property.



CASA

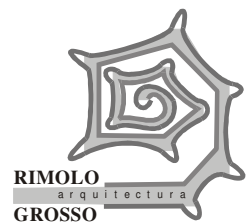
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249825.28	4298053.78
249828.37	4298052.82
249827.83	4298051.02
249829.52	4298050.54
249829.79	4298051.51
249834.52	4298050.18
249834.68	4298050.78
249837.60	4298050.00
249837.88	4298051.01
249844.66	4298049.12
249843.10	4298043.36
249839.56	4298044.35
249838.83	4298041.01
249832.71	4298042.68
249832.49	4298041.80
249827.51	4298043.28
249828.79	4298047.90
249824.99	4298048.95
249823.91	4298044.98
249816.38	4298047.05
249817.80	4298052.23
249815.61	4298052.83

PISCINA

249817.23	4298042.16
249824.99	4298039.97
249824.70	4298038.92
249825.16	4298038.79
249825.87	4298038.07
249825.43	4298037.21
249824.62	4298038.87
249824.16	4298037.00
249823.86	4298035.95
249816.11	4298038.16

BBQ

249811.79	4298043.78
249813.39	4298043.28
249812.25	4298039.20
249810.55	4298039.69
249810.28	4298040.74
249810.59	4298042.46



Javier Leonardo Rímolo, architect