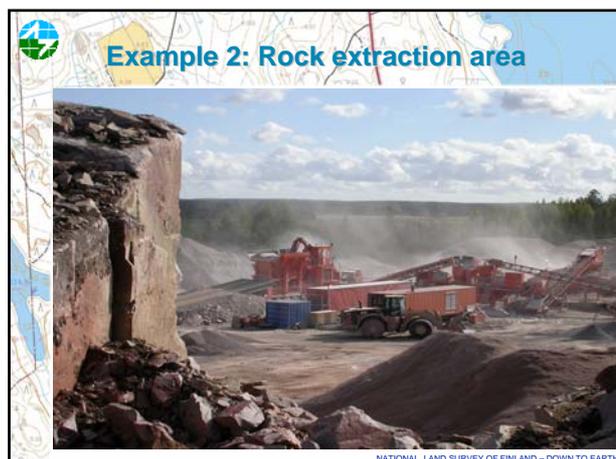




Value of Landscape?

- ◆ The question becomes actual when landscape will be lost.
- ◆ According to Finnish case law, landscape is included as a part in the value of any real property.
- ◆ Sometimes various landscape damages may lower the value of a property.
- ◆ According to law, these losses must be valued and compensated in expropriation survey transactions.

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Self-Organizing Map (SOM)-Method as a tool in valuation of landscape damages

- ◆ About 12 000 vacation property sales were handled by the help of SOM-method.
- ◆ Distances between the eight disturbing landscape objects and real property sales were computed from the digital map.
- ◆ Scaled and comparable real property sales were compared with their valuations up to the distance of 3 km from the damage objects.

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Landscape damage objects chosen for the SOM-examination

- ◆ 1) *Motorways*
- ◆ 2) *Main roads*
- ◆ 3) *Gravel pits*
- ◆ 4) *Open quarries*
- ◆ 5) *Fences and walls*
- ◆ 6) *Embankments*
- ◆ 7) *Power lines*
- ◆ 8) *Cell phone towers*

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