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*In this publication the author draws attention to the imperfection of the regulatory part in determining the size of zonal coefficient normative monetary valuation of the land. The article investigates the circumstances of an increase in the value of the test ratio, and reached the*

conclusion that these should be consolidated in departmental normative legal act or in the methodological literature.

In addition, the author believes that a clear size or algorithm for calculating zonal coefficient (Km2) should be fixed at the normative level. This will avoid situations, the controlled adjustment of the normative value of the land, and to minimize the influence of the subjective factor in the calculations. At the same time, the appeal provisions of this normative monetary valuation of the land will be extremely difficult.

**Keywords:** normative monetary valuation of land, rent factors, the regional factor, zonal coefficient, local coefficient.

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