THE APPLICABILITY OF EVALUATION IN THE CASE OF AGRICULTURAL MACHINES REGARDING THE DETERMINATION OF FAIR VALUE

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The establishment of the utility of the agricultural machines' evaluation is based on a well-defined objective within the real estate entity through the fact that it reflects an accurate image of the heritage of the society. The casuistry is based on the display of the evaluation of the tangible assets that belong to an agricultural society where theoretical concepts are founded, in regard to the evaluation, continuing with the concepts that are specific to the appropriate evaluation of these objectives.

Keywords: fair value, real estate propriety, reevaluation, market value

JEL Classification: M41, G33, C39

1. Introduction

The fair value evaluation is the method through which the values in the balance sheet can be modified, valued, within a transaction. Thought at the date of the acquisition of the tangible assets the fair value is equal to their historic cost, during successive periods, the values of the assets and liabilities modify with the value to which an asset can be traded or to which a debt can be willingly reimbursed.

Though, in the moment of the fair value evaluation, we consider the fact the society has no real intention of valuing the good, but to have a corresponding value in order to register it in the accountancy. The method that is used to determine the fair value of a good, in my opinion, is the method that is preferred to evaluate the tangible assets, as on a free market where prices are somehow "led" by an intermediate, this method aims at determining the real price, the market value, based on the evaluation made by qualified professionals, who are part of a nationally and internationally acknowledged professional organization.

2. The scope of reevaluation and the objective of evaluation

The establishment of the evaluation utility of agricultural machines is based on a well-defined scope within the real estate entity through the fact that it displays an accurate image of the heritage of the society.

The objective of the approached subject is represented by the determination of the fair value corresponding to the tangible assets, namely the agricultural machines used in the field of agriculture and industry, that belong to SC Fermsuin SRL, with the main scope of registering in the accountancy of the value resulted from the evaluation. A study case follows, which expands the method through which the evaluation was carried out.

3. The analysis of demand and offer

The offer of new comes from authorized producers and dealers. The second hand offer comes in most of the cases from the judicial entities and individuals, but a more and more frequent phenomenon is that the second hand machines' offer is also found in the show-rooms of authorized dealers. The market is featured by continuously low price, on one hand due to the decrease of the price of new products, and on the other hand due to the lack of money caused by the context of the economic crisis. At the moment of evaluation, the offer is over the average.

As for the good that makes the subject of evaluation, we can consider that the market belongs to the buyers, the demand being limited due to the limitation and the rise of the financing/crediting possibilities. During this period, auto agencies represent a superior source of information compared to the ads in the media or on the internet. The decrease and the rising prices of financing have lowered the solvability of demand. The disturbance of the financing access and the strong growth of interests for credits have led to the pronounced limitation of the buying demand.[66]

4. Properties' evaluation

The evaluation through the net replacement cost method, the categories of tangible assets are: the appliances (which can include temporary specialized buildings, technologic machinery and equipment), machines, equipment. The cost approach assumes that the maximum value of an asset for an informed buyer is the amount of money needed to buy or build a new asset with equivalent utility.
When the asset is not new, from the current gross cost we must subtract all the depreciation forms that can be associated to it until the date of evaluation. In its most simple form, the cost approach represents the current cost of a mobile asses minus the depreciation from any reasons: physical, functional, economic.

A particular problem that has called into question since there was still in force Law No 32/1968 (the former law concerning the legal regime of offenses) and that is still arousing interest for the specialists and practitioners practice is the issue of limitation in for lifting of unauthorized construction. The thorniest part of the problem relates to the time when this term flows, if it could be invoked by the authorities or by the offender in case of subsequent obtaining of authorisation after the discovery of a contraventional act.[67]

The gross replacement cost – Depreciation = Value (named the net replacement value)
We have considered the following depreciation types: physical depreciation represents the loss of value or utility as a result of the use, deterioration, the exposure to various environment elements, overuse and other similar factors. The physical depreciation has been estimated using the analysis effective age/normal useful life span.

We have considered the following elements:

- The normal useful life span
- The estimated effective age, displayed by the conditions of the good compared to new goods of the same type;
- The remaining useful life span – the number of estimated remaining years for which the components are expected to be used.

Functional depreciation represents the loss of value or utility of one property caused by inefficiencies of the quality of the property itself, when it is compared to a more efficient replacing propriety and/or less expensive, made through modern technology.

A tangible mobile industrial asset is functionally inefficient when its function can be met in a more efficient or economic manner by other similar tangible mobile industrial assets.

Tangible mobile industrial assets which are used below their capacity or which are not used in an enterprise are functionally depreciated. Economic depreciation is estimated depending on the market demand at the current moment, demand which is reflected in the level of the list and transaction prices currently existing on the market. Practically, the level of economic depreciation aims at including the attained result in the value interval attained through the comparison approach.

[66] Grosman M., Evaluarea rezultatelor activitătii dec marketing în baza implimentării sistemului de indicatori manageriali, Revista „Studii economice", ULIM, nr. 3-4 decembrie 2012

[67] Mihăilescu Mădălina Elena, Câteva consideraţii pe marginea sancţiunii contravenţionale a desfiinţării lucrărilor şi aducerii lucrărilor în faza iniţială", "Curierul judiciar" nr. 3/ 2011, ISSN 1582-7526, Edit ALL Beck.

Table no 1. Adequate fair values proposed for the tangible redeemable assets

No .Crt	**Name of the tangible redeemable asset**	**No buc**	**Document No.**	**Classification code in the catalogue**	**Year and month of acquisition/ of the last reevaluation**	**The registering value in the accountancy/ Depreciation value after the last reevaluation**	**Total consumption prices index (2010-2013)**
					luni	**lei/buc**	
0	**A**		**B**	**C**	**D**	**E**	**G**
1	Claas Axos 340 Tractor	1	Selling ctr. 5014	2.1.21.1.1	01.05 2010	355.600	1,06
2	Vegetal debris chopper	1	Selling Ctr. .203	2.1.21.2	01.09. 2006	8.560	1,06
3	Forklift	1	Ctr. 1131	2.1.21.2	01.11. 2006	120.300	1,06
4	Kruhn Harrow	1	PV Reception	2.1.21.1.2.1	01.03. 2006	115.500	1,06
5	Lamborghini 674-70 N B DT Tractor	1	Ctr.512	2.1.21.1.1	01.01. 2007	91.400	1,06
6	Mill	1	F.264	2.1.21.1.2.1	01.02. 2009	4.450	1,06
	TOTAL evaluated economic entity					***695.810 lei***	

Table no 2. Adequate fair values proposed for the redeemable tangible assets

Crt. No.	**Gross replacement cost (assembly reproduction cost)**	**IPC Adjustment**	**of functioning in the cataloguningfunctio nare din catalog / Durata ramasa la**		**The normal functioning period passed from th last evaluationn**	**Remaining normal period**	**Degradation degree**	**Economic depreciation**	**Functional depreciation**	**Total depreciation**	**Net replacement cost**
	lei	lei	Months		months	months	%	%	%	lei	
0	1	2	3		4	5 = 3-4	6 = 5/3	7	8	9	10
1	233.580	247.595	72		46	26	13	20	0	23	179.857
2	7.204	7.636	96		84	12	28	25	0	25	3.602
3	111.754	118.459	72		82	0	34	10	25	50	17.769
4	104.364	110.652	96		90	6	40	10	19	35	39.835
5	71.460	7.575	96		84	12	33	25	0	35	28.584
6	2.598	2.754	60		10	50	11	15	0	26	2.038
TOTAL Evaluated economic entity	***530.960***	***562.818***									***271.685***

Source: own contribution, **Goods value (net replacement cost) = 271.685 lei.**

The sales comparison approach is mostly indicated when there is an active market which provides a sufficient number of comparable proprieties' sales that can be independently verified through secure sources. The comparative analysis is based on the similarities and differences between the assets and the trading clauses. Goods value (direct comparison method) = 271.685 lei.

Table no 3. Evaluation through the direct comparison method

Crt No.	***Name***	***Technical data***
1	Claas Axos 340 tractor	Category: Agricultural machine-tractor Label: Claas Type: Axos 340 Year of production: 2011 Power: 100 cp Traction type: 4x4 Air conditioning: Yes Color: Green Functioning hours: 454 Technical condition very good
2	Vegetal debris chopper	Category: Vegetal debris chopper Label: Ferri Model: Unknown Year of production: Unknown Physical condition: Unsatisfying Date and place of evaluation: 14.12.2013, Lieşti Evaluation findings Technical condition: Good
3	Forklift	Technical condition – satisfying Equipment type: Forklift Label: Steinbock model: SH50.5 forks: duplex Elevation height: 3,3 m Maximum elevation capacity: 5 tons Year of production: 1993 Functioning hours: 8.000 fuel: diesel Date and place of inspection: 15.12.2013, Lieşti
4	Kruhn Harrow	category: Agricultural machine-harrow label: Kuhn type: Discovery XM 28/660 Discs no.: 28 Braces no.: 4 Year of production: 2000 Disc diameter: 660 mm Disc thickness: 6 mm Working width: 3.400 mm Maximum weight: 4.786 kg series: XOM13 Benchmark: M65357 technical /physical condition: Good
5	Lamborghini 674-70 N B DT tractor	Category: Tractor label: Lamborghini model: 674-70 N Year of production: unknown power: 70 CP Traction wheels: 4 traction wheels equipment: arch gearbox: mechanical Functioning hours: unknown

		Tires wear 70% Physical condition satisfying Technical condition unsatisfying
6	Mill	Machinery type Portable device Row numbers 2 Distance between rows (cm) 90-160 Rut depth (cm) 30 Physical condition Very good Technical condition Very good

Source: own contribution

Table no 4. **EVALUATION GRID FOR CLASS AXOS 340 TRACTOR – DIRECT COMPARISON METHOD**

Comparison elements	**Subject**	**Comparable 1**	**Comparable 2**	**Comparable 3**
Tractor Claas Axos 340				
Selling price(no VAT)		41.000	40.000	38.000
Transferred ownership rights	Complete	Complete	Complete	complete
Adjustment(%)		0%	0%	0%
Adjusted price(euro)		41.000	40.000	38.000
Financing conditions	Market	Market	Market	market
Adjustment(%)		0%	0%	0%
Adjusted price(euro)		41.000	40.000	38.000
Selling clauses	Negotiation	Negotiation	Negotiation	Negotiation
Adjustment(%)		-5%	-5%	-5%
Adjusted price(euro)		38.950	38.000	36.100
Market conditions	Stagnating market	Stagnating market	Stagnating market	Stagnating market
Adjustment(%)		-5%	-5%	-5%
Adjusted price(euro)		37.003	36.100	34.295
Year of production	2011	2011	2011	2011
Adjustment (%)		0%	0%	0%
Adjusted price(euro)		37.003	36.100	34.295
Functioning hours	454	817	1.900	1.100
Adjustment (%)		2%	10%	4%
Adjusted price(euro)		37.898	39.580	35.772
Motor power (HP)	100	100	100	100
Adjustment (%)		0%	0%	0%
Adjusted price(euro)		37.898	39.580	35.772
Air conditioning	Yes	Yes	Yes	yes
Adjustment (%)		0%	0%	0%
Adjusted price(euro)		37.898	39.580	35.772
Transportation costs	Romania	France	France	France
Adjustment (%)		7%	7%	7%
Adjusted price (euro)		40.498	42.180	38.372
Equipment	standard	standard	standard	standard
Adjustment (%)		0%	0%	0%
Adjusted price(euro)		40.498	42.180	38.372
Technical condition	Very good	Very good	Very good	Very good
Adjustment (%)		0%	0%	0%
Corrected price (euro)		**40.498**	42.180	38.372
Total gross adjustments		18%	25%	20%
Correction no.		4	4	4

FAIR VALUE – 40,500.00 EUR, VAT excluded, 181,630.00 lei, VAT excluded

Table no 5. Evaluation grid for vegetal debris chopper – direct comparison method

Comparison elements	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
TARUP UZAT FERRI					
Selling price (no VAT)		4.194	3.952	4.140	3.710
External transportation cost		0%	0%	0%	0%
Adjusted price (lei)		4.194	3.952	4.140	3.710
Transferred ownership rights	Complete	Complete	Complete	Complete	complete
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		4.194	3.952	4.140	3.710
Financing conditions	Market	Market	Market	Market	Market
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		4.194	3.952	4.140	3.710
Selling clauses	Negotiation	Negotiation	Negotiation	Negotiation	Negotiation
Adjustment (%)		-5%	-5%	-5%	-5%
Adjusted price (lei)		3.984	3.754	3.933	3.524
Market conditions	Stagnating market	Stagnating market	Stagnating market	Stagnating market	Stagnating market
Adjustment (%)		-10%	-10%	-10%	-10%
Adjusted price (lei)		3.585	3.379	3.540	3.172
Label	Ferri	Ferri	-	Taarup	Ferri
Adjustment (%)		0%	0%	-10%	0%
Adjusted price (lei)		3.585	3.379	3.186	3.172
Year of production	1990	1990	1990	1990	1990
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		3.585	3.379	3.186	3.172
Working width (m)	1,80	1,80	1,60	1,40	1,60
Adjustment (%)		0%	10%	20%	10%
Adjusted price(lei)		3.585	3.716	3.823	3.489
Cardan joint	Yes	Yes	Yes	Yes	yes
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		3.585	3.716	3.823	3.489
Wheeled backstay	No	No	Yes	No	no
Adjustment (%)		0%	-10%	0%	0%
Adjusted price (lei)		3.585	3.345	3.823	3.489
Technical condition	Good	Very good	Good	Very good	Good
adjustment (%)		-5%	0%	-5%	0%
Adjusted price (lei)		**3.406**	3.345	3.632	3.489
Total gross corrections		19%	32%	26%	23%
Correction no.		3	4	3	3

Fair value 3,600.00 Eur, 16,145.00 lei

Table no 6. Evaluation grid Forklift Direct comparison

Comparison element	Subject	Comparable 1	Comparable 2	Comparable 3
STEINBOCK SH50.5 FORKLIFT				
Selling price (no VAT)		4.597	3.952	12.177
Transferred ownership rights	Complete	Complete	Complete	Complete
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		4.597	3.952	12.177
Financing conditions	Market	Market	Market	market

Adjustment (%)		0%	0%	0%
Adjusted price(euro)		4.597	3.952	12.177
Selling conditions	Negotiation	Negotiation	Negotiation	negotiation
Adjustment (%)		-5%	-5%	-5%
Adjusted price (euro)		4.367	3.754	11.569
Market conditions	Stagnating market	Stagnating market	Stagnating market	Stagnating market
Adjustment (%)		-5%	-5%	-5%
Adjusted price (euro)		4.149	3.566	10.990
Label / Model	Steinbock SH50.5	Steinbock SX50.5	Steinbock SH40	Steinbock CD50
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		4.149	3.566	10.990
Year of production	1993	1993	1992	2001
Adjustment (%)		0%	0%	-60%
Adjusted price (euro)		4.149	3.566	4.396
Functioning hours	8.000	4.600	2.850	9.950
Adjustment (%)		-17%	-26%	10%
Adjusted price (euro)		3.443	2.648	4.825
Lifting capacity	5 tons	5 tons	4 tons	5 tons
Adjustment (%)		0%	15%	0%
Adjusted price (euro)		3.443	3.045	4.825
Elevation height	3,3 m	3,5 m	4 m	3.5 m
Adjustment (%)		0%	-5%	0%
Adjusted price (euro)		3.443	2.893	4.825
Energy source	Diesel	Diesel	Diesel	diesel
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		3.443	2.893	4.825
equipment	standard	standard	standard	standard
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		3.443	2.893	4.825
Trailer transportation cost	Galati, Romania	Romania	Germany	Germany
Adjustment (%)		0%	17%	10%
Adjusted price (euro)		3.443	3.393	5.325
Technical/physical condition	Satisfying	Satisfying	Satisfying	Good
Adjustment (%)		0%	0%	-35%
Adjusted price (euro)		3.443	3.393	3.461
Total gross adjustments		25%	60%	87%
Adjustments no.		3	5	6

Proposed fair value *3,440.00 EURO = 15,427.00 lei*

Table no 7. Evaluation grid harrow direct comparison

Comparison element	subject	Comparable 1	Comparable 2	Comparable 3
Kuhn Discovery XM 28/660 agricultural device				
Selling price (no VAT)		11.500	7.500	8.900
Transferred ownership rights	Complete	Complete	Complete	Complete
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		11.500	7.500	8.900
Financing conditions	Market	Market	Market	Market
Adjustment(%)		0%	0%	0%
Adjusted price(euro)		11.500	7.500	8.900
Selling conditions	Negotiation	Negotiation	Negotiation	Negotiation
Adjustment (%)		-5%	-5%	-5%
Adjusted price (euro)		10.925	7.125	8.455
Market conditions	Stagnating market	Stagnating market	Stagnating market	Stagnating market
Adjustment (%)		-5%	-5%	-5%
Adjusted price(euro)		10.379	6.769	8.032
Label | Model	Kuhn Discovery XM 28/660	Kuhn Discovery XM 28/660	Kuhn Discovery XM 28/660	Kuhn Discovery XM 32/660
Adjustment (%)		0%	0%	-19%
Adjusted price (euro)		10.379	6.769	6.533
Year of production	2000	2010	2002	2002
		-30%	0%	0%
		7.265	6.769	6.533
Machine type	Disk harrow	Disk harrow	Disk harrow	Disk harrow
Adjustment(%)		0%	0%	0%
Adjusted price (euro)		7.265	6.769	6.533
Nr. braces	4	4	4	4
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		7.265	6.769	6.533
Transportation costs	Romania	Grassano, Italia	St.Bonnet de Joux, France	Champonnay, France
Adjustment (%)		17%	24%	28%
Adjusted price (euro)		8.465	8.419	8.333
Technical/physical condition	Good	Good	Good	Good
Adjustment (%)		0%	0%	0%
Adjusted price (euro)		8.465	8.419	8.333
Total gross adjustments		47%	32%	47%
Adjustments no.		**4**	**3**	**4**

Proposed fair value = *8,420.00 EURO, 37,761.00 lei*

Table no 8. Evaluation grid Lamborghini tractor

Comparison element	**Subject**	**Comparable 1**	**Comparable 2**	**Comparable 3**	**Comparable 4**
Lamborghini 674-70 N B DT tractor					
Selling price (no VAT)		43.680	52.416	45.864	61.152
External transportation cost		5%	6%	4%	5%
Adjusted price (lei)		45.880	55.415	47.595	63.909
Transferred ownership rights	Complete	Complete	Complete	Complete	complete
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		45.880	55.415	47.595	63.909
Financing conditions	Market	Market	Market	Market	market

Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		45.880	55.415	47.595	63.909
Selling conditions	Negotiation	Negotiation	Negotiation	Negotiation	negotiation
Adjustment (%)		-5%	-5%	-5%	-5%
Adjusted price (lei)		43.586	52.644	45.215	60.714
Market conditions	Stagnating market	Stagnating market	Stagnating market	Stagnating market	Stagnating market
Adjustment (%)		-10%	-10%	-10%	-10%
Adjusted price(lei)		39.227	47.380	40.694	54.642
Label	Lamborghini	Lamborghini	Lamborghini	Lamborghini	Lamborghini
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		39.227	47.380	40.694	54.642
model	674-70 N B DT	674-70 N	674-70 NDT	674-70 N CROSS	674-70
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		39.227	47.380	40.694	54.642
Year of prodution	1990	1988	1991	1990	1998
Adjustment (%)		2%	0%	0%	-6%
Adjusted price (lei)		40.012	47.380	40.694	51.364
Engine power (CP)	70,00	70,00	70,00	70,00	70,00
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		40.012	47.380	40.694	51.364
Traction wheels	4	4	4	4	4
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		40.012	47.380	40.694	51.364
Gearbox	Mechanical	Mechanical	Mechanical	Mechanical	Mechanical
Adjustment (%)		0%	0%	0%	0%
Adjusted price (lei)		40.012	47.380	40.694	51.364
equipment	Spring	Spring	Spring	Closed cabin	spring
Adjustment (%)		0%	0%	-20%	0%
Adjusted price (lei)		40.012	47.380	32.555	51.364
Tire wear	70%	90%-front; 50% back	50%-front; 30% back	90%-front; 90% back	20%-front; 90% back
Adjustment (%)		0%	-20%	26%	-13%
Adjusted price (lei)		40.012	37.904	41.019	44.686
Technical condition	satisfying	Good	Good	Good	Very good
Adjustment (%)		-25%	-25%	-25%	-35%
Adjusted price (lei)		30.009	28.428	**30.764**	29.046
Total gross adjustments		40%	51%	38%	46%
Adjustments no.		4	4	3	3

PROPOSED FAIR VALUE 30,764.00 lei

Table no 9. Evaluation grid mill direct comparison method

Comparison element	**Subject**	**Comparable 1**	**Comparable 2**	**Comparable 3**
MILL				
Selling price (no VAT)		2.097	2.620	2.500
Transferred ownership rights	Complete	Complete	Complete	complete
Adjustment (%)		0%	0%	0%
Adjusted price (lei)		2.097	2.620	2.500
Financing conditions	Market	Market	Market	market
adjustment(%)		0%	0%	0%
Adjusted price (lei)		2.097	2.620	2.500

Selling conditions	Negotiation	Negotiation	Negotiation	negotiation
Adjustment (%)		-5%	-5%	-5%
Adjusted price (lei)		1.992	2.489	2.375
Market conditions	Stagnating market	Stagnating market	Stagnating market	Stagnating market
Adjustment (%)		-10%	-10%	-10%
Adjusted price (lei)		1.793	2.240	2.138
Machine type	Carried deviced	Carried device	Carried device	Caried device
Adjustment (%)		0%	0%	0%
Adjusted price (lei)		1.793	2.240	2.138
Year of production	2009	2010	2010	2010
Adjustment (%)		0%	0%	0%
Adjusted price (lei)		1.793	2.240	2.138
Row number	2,00	2,00	2,00	2,00
Adjustment (%)		0%	0%	0%
Adjusted price (lei)		1.793	2.240	2.138
Furrow depth (cm)	30	0-25	0-25	0-25
Adjustment (%)		10%	10%	10%
Adjusted price (lei)		1.972	2.464	2.351
Distance between rows (cm)	90-160	50-70	50-109	50-70
Adjustment (%)		30%	30%	30%
Adjusted price (lei)		2.564	3.203	3.057
Planting disks	Lack	Yes	Yes	yes
Adjustment (%)		-3%	-3%	-3%
Adjusted price (lei)		2.487	3.107	2.965
Technical condition	Very good	Very good	Very good	Very good
Adjustment (%)		0%	0%	0%
Adjusted price (lei)		2.487	3.107	2.965
Total gross adjustments		55%	55%	55%
Adjustments no.		5	5	5

PROPOSED FAIR VALUE 3,107.00 lei, TOTAL VALUE THROUGH THE DIRECT COMPARISON METHOD– 284,834.00 lei

Fair value has been determined for the tangible fixed assets which belong to the economic entity that makes the subject of evaluation and has been determined according to the International Evaluation Standards. Also considering the best use of the property and the scope of evaluation, it results that the values attained through the direct comparison method estimate with the highest accuracy the fair value of the evaluated tangible fixed assets, in the evaluator's opinion, the adequate fair value of the tangible assets of the company being: TANGIBLE ASSETS: 284,834.00 LEI.

Table no 10. Adequate fair values proposed for the redeemable tangible assets

Crt. No.	**Name of the Tangible asset**	**Accouting registration value/ Redeemable value after the last reevaluation**	**Proposed fair value**
	lei	lei	lei
0	1	2	3
1	Claas Axos 340 tractor	355.600	181.630
2	Vegetal debris chopper	8.560	16.145
3	forklift	120.300	15.427

4	Kruhn harrow	115.500	37.761
5	Lamborghini 674-70 N B DT tractor	91.400	30.764
6	Mill	4.450	3.107
TOTAL		*695.810*	*284.834*

Source: own contribution

Table no 11. Adequate fair values proposed for the redeemable tangible fixed assets

Crt. No.	Accounting registration value/Redeemable value after the last reevaluation	Fair value	Normal functioning period in the catalogue/ remaining period at the last reevaluation	Normal functioning period consumed at the reevaluation date	Normal remaining period	Cumulated amortization	Net accounting value	Differences from reevaluation to be registered at the evaluation date	New redeemable value
	lei/piece		months	months	months				
0	**1**	2	3	4	5 = 3-4	6	7=1-6	8=7-2	9=2
1	355.600	181.630	72	46	26	227.188	128.412	53.218	181.630
2	8.560	16.145	96	84	12	7.490	1.070	16.145	16.145
3	120.300	15.427	72	82	0	120.300	0	15.427	15.427
4	115.500	37.761	96	90	6	108.281	7219	30542	37.761
5	91.400	30.764	96	84	12	79.975	11.425	42.189	30.764
6	4.450	3.107	60	10	50	741	3708	6.815	3.107
Total	***695.810***	***284.834***						***164.336***	***284.834***

Source: own contribution

Values reconciliation

Fair value has been determined for the fixed tangible assets belonging to SC Fermsuin SRL and was determined according to the International Evaluation Standards.

Also considering the best use of property and the evaluation scope, it results that the values attained through the direct comparison method estimate in the most concluding manner the fair value of the evaluated fixed tangible assets, in the evaluator's opinion, the adequate just value for the fixed assets being: the values do not include the VAT, FIXED TANGIBLE ASSETS: 284, 834.00 lei

Conclusions

The evaluation of the company's assets aims at providing needful information to the interpretation of the company's financial status, company which has an agricultural profile, in the context of the actual changes within this field of the national economy, especially by adapting itself to the fluctuating prices policy, by preventing the climate related risks, by growing the number of agricultural machines.

Fair value has been determined for the fixed tangible assets that belong to the evaluated company, according to the International Evaluation Standards. Also considering the best use of property and the scope of evaluation, it results that the values attained through the method of direct comparison estimate in the most conclusive manner the fair value of the evaluated fixed tangible assets, in the evaluator's opinion, the fair value resulted after the evaluation of the fixed assets being 284,834.00 lei.

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