

CADASTRE AND RUSTIC AND URBAN PROPERTY (1750-2005) AND ITS CURRENT RELATIONSHIP WITH AUTONOMOUS REGIONS. AN APPLICATION TO CASTILLA-LA MANCHA

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To improve the knowledge about territories it seems logical to link at the same time rustic and urban property, the study of which has always been done separately, taking into account Spanish geographical reflections made by Mata for rustic, and by Tatjer and Mas for urban, even if the balance of what has been analyzed in urban property is shorter. We are going to analyze the evolution of the property in Castilla-La Mancha starting, especially, from the geographical studies realized*, to conclude with the data of the present Cadastre of Rustic and Urban Real Property.

THE SOURCES OF RUSTIC AND URBAN PROPERTY UNTIL MID- XX CENTURY

The sources for the study have their origins in the *Cadastré of Ensenada* (1750-1756). From that document, the structure of rustic and urban property in Castilla-La Mancha has been analyzed checking on the one hand, the importance of the properties of the clergy and nobility, and, on the other hand, the owners' place of residence.

The loss of power of the clergy, a century later, was a consequence of the disentanglement («desamortización») both rustic and urban, analyzed with information from the Protocols of Sales of Disentailment («desamortizados») Assets or the *Sale of National Assets (Venta de Bienes Nacionales)*, prepared by the Ministry of Finance. The process of urban disentanglement in 1820 came to delete monastic orders' monasteries, convents and their own orchards. Some assets went to improve the urban social equipment, especially in the provincial capitals, as opposed to non-capital cities where most of the buildings and plots were auctioned for

* Urban Property: García Ballesteros, Pillet y Troitiño.
Rustic Property: Espejo, Gesteiro, Mata, Pillet, Quirós, Rodríguez y Romero.

commercial and industrial applications. These cities didn't experience a significant urban development after disentanglement.

With information obtained from the *Wealth in Utilities (territorial, urban, livestock, industrial and commercial)* of 1841, listings are offered about the entire property. With the tax reform of 1845 *General Census of Real Property Wealth* were created from the affidavits of taxpayers, a system replaced since 1851 by a new document: the «*Amillaramientos*» of individual wealth taxpayer also called «Wealth Papers». From them we can see, in the transition between the XIX and the XX century, the process of replacing the nobility by the local bourgeoisie at the top of the hierarchy.

Since the inception of the *Cadastré Law* (1906) up to fifty years later, when information for the whole Spain was obtained, several sources were developed: the *Expropriable Property Registry*, during the Republic, and the *Census of Buildings and Plots* during the early years of Dictatorship. The first one served as a basis for the agrarian reform, and the second one offered listings for studying the structure of urban property, indicating the owners and location of the properties per streets.

THE RUSTIC AND URBAN CADASTRE (FOR THE SECOND PART OF THE TWENTIETH CENTURY) AND THE CADASTRAL RENEWAL

After analysing the sources and its main impact in Castilla-La Mancha, we will proceed to analyze the cadastral information in the Autonomous Community, during the second part of the twentieth century.

From the Rustic Cadastre, it was performed for a few years a *Census of lands subject to a proportionate share* (1966-1978), which contained the properties or lands more valued in each of the provinces and was widely praised by researchers. If we come to discuss, first of all, public properties in 1978, starting with public property belonging to the State, we found that the only recorded in the region is located in the province of Toledo. We will join to it the 27 Town Councils that concentrate large lands in four provinces: Cuenca, followed by Guadalajara, Albacete and Toledo. The most valued is the Town Council of Cuenca, for its forest wealth. Private properties have been grouped in two camps: companies and individuals. The 20 companies are distributed over four provinces, except Cuenca. The province with the largest tax base is Guadalajara, followed by Albacete, falling below Ciudad Real and Toledo. To conclude with private properties we will focus on individuals, namely the largest owners, noting that the province with the largest tax base was Toledo, followed by Ciudad Real, Cuenca, Guadalajara, and finally Albacete. In individuals, there are no high valuations but prominent families, as we have checked.

After the demise of the Census the study of property was followed only with the leaves of the *Rustic Land Contribution*. From them were studied, using data from the seventies and eighties, all the owners, taking the cadastral surface as the variable, or either, because of their greater interest, the tax base or the cadastral value.

For the study of urban property were used cadastral sheets of the *Urban Land Contribution*. A distinction was done between homeowners with plots and building lands, indicating the land's surface and the cadastral value of both. Once screened the whole public property, there was a further reference about private property: societies and especially individuals, studying

the structure of groups of values, as well as the owners' place of residence and the list of the most prominent owners.

Information got from the leaves of *the Territorial Contribution* (Rustic and Urban) are supplemented with information obtained from *Land Registries* (rustic and urban) located at the head seat of county courts since its inception in 1863. Registry books or Inscriptions books offer information about rustic and urban property, which makes the Registry a valuable source of geographical information, because it enable us to know how current properties have changed or have been modified in reference with the past, which is very useful to follow up properties, particularly the ones larger or with more value.

As a result of the *cadastral law renewal* (1984), the main development was the demise of the Territorial Contribution (Rustic and Urban) and that the current *Real Property Taxes* (IBI) and the *Real Property Cadastre* (Rustic and Urban) were put into operation.

THE CURRENT RUSTIC AND URBAN REAL PROPERTY CADASTRE

The General Directorship of Cadastre offers since 1990 municipal statistical information about *Rustic and Urban Real Property*, as about *Rustic and Urban Real Property Cadastre* that will be very useful for geographic studies. The present Cadastre is showed itself as an information system of the territory (statistical and fiscal).

With information provided by the General Directorship, we will analyze now, regarding autonomous regions, excluding «forales» regions (Basque Country and Navarra), all the changes suffered in the degree of concentration of property and the degree of wealth based on *the Rustic and Urban Real Property Cadastre* (1995 and 2005). The degree of concentration of rustic property, which is a result of linking the cadastral value to the number of owners (V / O), conclude that the autonomous communities occupying the first four places, for both years, were Andalucía and Murcia, followed by Aragon and Cataluña. If we pause now to explore the richness of the land, linking the value and the cadastral surface in hectares (V / S), the most prominent appear to be the Community of Valencia and Murcia. In the same way, but now with the Urban Cadastre, we obtain the degree of concentration of property, where the autonomous regions with the highest degree of concentration are Madrid, in first place, followed by Cataluña, Canarias and Baleares. In urban wealth, highlight deserves to Madrid, first, followed by Cataluña.

Castilla-La Mancha is well matched with the national average, but with internal significant differences, we will now approach. From the point of view of the provinces, largest differences appear in the degree of concentration of rustic property during the decade, when the provinces of Albacete and Ciudad Real have highlighted. We turn now to stop in the study of the municipalities in Castilla-La Mancha (2005):

The Rustic Cadastre, in the degree of concentration of property, presents the main values in municipalities in the following provinces: eight of Toledo, three of Albacete, three of Ciudad Real and two of Guadalajara. The degree of land's wealth achieves the highest values in thirteen municipalities in Toledo, in eleven of Ciudad Real, five of Albacete, in four of Guadalajara and one of Cuenca. If we relate municipalities that have highlighted in the degree of concentration of property such as in rustic wealth, we would need to cite four: three

of Toledo in the Tajo river basin, characterized by its surface irrigation and one in Ciudad Real, in the Guadiana river basin, with irrigations from the aquifers.

The Urban Cadastre offers in relation with the degree of concentration of the property, a very eloquent result because the two provinces that surround Madrid control the biggest number of municipalities rated: seven in Toledo, six in Guadalajara and one in Albacete and in Ciudad Real. The degree of urban wealth reach the highest values in eleven municipalities, well distributed among the five provinces. If we relate municipalities more valued with reference to the degree of concentration and to urban wealth, the three municipalities that are repeated in both listings are: Trillo (Guadalajara), which tops the list in both occasions; Miguel Esteban (Toledo) and Valdepeñas (Ciudad Real).

CONCLUSION

The reading of the figures presented offers certain similarities when looking at the location of the concentration of property and the rustic and urban wealth, which gets us an insight into the implications of the new urban-rural connection that is taking place in the territories, and forces us to consider the property from a territorial point of view.

The study of the concentration of cadastral property and its wealth becomes an important element of geographic interest for the analysis of spatial development, and it increases its interest if we study together rustic and urban property.

Since the early nineties, the General Directorship of Cadastre allows us to analyze and compare the degree of concentration of property and wealth cadastral both rustic and urban at different scales, from national to municipal level. In the last level, the information provided can be expanded with Cadastral leaves that develop The Provincial Delegations of Economy and Finance to discuss the structure of property; without forgetting, in the most outstanding properties, the information provided by the Land Registry (rustic and urban) because every day the Cadastre and the Land Registry are moving toward a process of greater coordination.