



SUCCESS STORY

The First Seven: Women Leadership in Tajikistan's New Generation of Appraisers

Strengthening the capacity of independent appraisers



“With the project’s help I received a good knowledge base on land plot valuation, as it is not taught in Tajikistan. From the very beginning, we were hitting the books, and finally we had field training, where I implemented the theory in practice. And it was very helpful ... it gave me a lot!”

— Mehrangez Nabieva, an appraiser and certified trainer at the Association of Independent training center

With only 7 percent of its territory arable, Tajikistan's land is valuable. Although the country took steps to allow citizens to freely buy and sell rights to use the land, the lack of national appraisal standards and professional institutions to support their implementation made it difficult to determine how the land should be priced for exchange in an open market.

To address this, the *Feed the Future Tajikistan Land Market Development Activity* helped to establish the country's Association of Independent Appraisers, which brought together private sector entities involved in the profession. An issue remained, however: Despite a majority of Tajikistan's agricultural land users being women, there were no female appraisers.

With the *project's* support, the association's members actively recruited women as members. Mehrangez Nabieva was hired as an intern and quickly learned the appraiser profession, going on to play a significant role in the country's land reform process. This included helping to prepare an appraisal report to determine starting prices in Tajikistan's first land auction.

“The process was difficult, as it was a novelty at that time,” she reflected. “One of the challenges I faced was obtaining the exact information on land fertilizers from farmers, which brought certain difficulties in land market value calculation. But I could manage it, and the report was later used as a tool for the first land auction in Tajikistan. I’m proud of this.”

Ms. Nabieva's experience led her to become certified as a trainer for the association's training center, which was established with the support of the *Land Market Development Activity*. There, she trains and coaches new appraisers to help meet the rising demand ushered in by the emerging land market.

Over the life of the *project*, seven women were trained as appraisers. Ms. Nabieva is proud of her contributions to this new generation of leaders in a profession that is critical to fully unlocking the country's economic potential. *“To date, I can share [this] experience with others as a certified trainer. It’s amazing to see how your work is bearing fruit — new appraisers!”*

Telling Our Story

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