

Foreword

Most people dread the possibility of being called to appear in court, but many appraisers seek out assignments that will put them on the front lines of disputes between condemning authorities and property owners, spouses in divorce proceedings, or other parties involved in contentious legal situations. These appraisers have found a fulfilling niche appearing as expert witnesses or providing litigation support in matters involving real property. The Appraisal Institute's newest text, *Applications in Litigation Valuation: A Pragmatist's Guide*, presents a diverse collection of case studies from appraisal professionals highlighting what they've learned in the courtroom.

The first three chapters of the book provide an overview of the fundamentals of litigation appraisal, filling a need in the literature for practical advice on this complex appraisal specialty. Rooted in the direct experience of the authors, this discussion focuses on the appraiser's engagement, the execution of the assignment, and the eventual expert testimony.

These early chapters are followed by a series of case studies based on actual appraisal litigation assignments involving eminent domain and condemnation, title issues, environmental contamination, taxation, and other topics. The case studies illustrate a broad range of litigation appraisal issues and provide tangible examples of appraisers in action. They are based on real-life situations and include material pulled directly from appraisal reports.

The case study format of this book makes it a pioneering publication for the Appraisal Institute. We hope that this work is just the start, paving the way for fruitful discussion of practical strategies for litigation appraisal assignments and perhaps a second edition of this text in the future.

Litigation valuation is undeniably an interesting and rewarding discipline of real property appraisal. Few appraisers currently venture into this type of work, but more could take advantage of the opportunities offered. Whether you are new to litigation valuation and want to learn more, or you already have some litigation experience

and want to refine your skills and expand the types of assignments you take on, *Applications in Litigation Valuation: A Pragmatist's Guide* is a worthy addition to your library.

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