

Litigated Topics

Dear Readers:

Welcome to the latest issue of *The Appraisal Journal*. In this issue, you will find articles related to some frequently litigated topics in valuation.

The cover article, “Appraising Retail Properties in the ‘Amazon Jungle,’” by Franz H. Ross, MAI, and Sergio S. Lo Presti, MAI, discusses the risks retail properties face in an environment where e-commerce is growing exponentially. The authors propose a market analysis to determine the likelihood that a retail property will “go dark” and its likelihood of re-leasing.

The second feature, “Compensation for Leasehold Takings and Apportionment of Awards,” by Tony Sevelka, MAI, SRA, AI-GRS, provides a comprehensive examination of how courts apportion and allocate compensation for takings of properties encumbered by leases. The article demonstrates the analysis of market value and market rental value for these properties.

The third article, also on the topic of condemnation, “Liability Risks for Appraisers in Condemnation,” by Peter Christensen, JD, examines the liability risks faced by appraisers who accept valuation assignments in these often-contentious

situations. The author offers appraisers suggestions for mitigating liability exposure in their condemnation assignments.

This issue also includes a “Law and the Appraiser” column by Benjamin A. Blair, JD, on “What Appraisers Need to Know about the Final IRS Regulations on Substantiation of Noncash Charitable Deductions.” This article describes the latest IRS requirements related to valuation of noncash donations as well as the IRS’s parameters for “qualified appraisals” and “qualified appraisers.”

Rounding out this issue is the new “Resource Center” column by Dan Swango, PhD, MAI, SRA. In the column, he describes publications by certified public accountants on topics that have applicability to appraisers, including professionalism, fraud identification, technology, and firm management.

As always, we welcome your comments regarding any aspect of *The Appraisal Journal*.

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The Appraisal Journal

