

Property Interests and Encumbrances

Dear Readers:

Welcome to the 2017 *Appraisal Journal*. This marks the eighty-fifth year of publication of *The Appraisal Journal*, and the members of the *Journal's* Editorial Board, Review Panel, and Academic Review Panel remain committed to its continuation as a premier forum for information and ideas on the practice and theory of valuation and analyses of real estate and related interests.

We begin the year with five new members on our Editorial Board: Joseph F. Consoli, MAI; Karl P. Finkelstein, MAI; Julie Friess, SRA; James H. Martin, MAI; and Heather M. Placer, MAI, SRA. We say goodbye to a member of our Academic Review Panel, Harris Hollans, PhD, MAI, who recently passed away.

We also bid farewell to James R. DeLisle, PhD, who after eighteen years is retiring from his duties writing "Financial Views." We thank him for his many years of dedicated service to *The Appraisal Journal* and for his unique insights into economic and real estate markets. We will be bringing you new columns of interest in the future.

This issue offers four peer-reviewed feature articles related to activities and interests that may encumber property. Our cover article, "Hydraulic Fracturing and Real Estate Issues," looks at how fracturing may increase land values, due to the mineral interests under the land, or decrease land values, due to concerns related to the fracturing process. The second feature article in this issue, "Valuing the Leased Fee Interest Subject to

a Ground Lease—How and Why the Details Matter," looks at the variety of income streams in modern ground leases, and how these can be accounted for and measured in valuation of a leased fee interest. Our third article, "Pipelines, Eminent Domain, and Damages to the Remainder: A Texas Lawsuit Trilogy," uses court case rulings to illustrate how damages to the remainder may be measured in eminent domain cases involving takings of land for pipelines. Finally, "Identifying Rights and Interests to Be Appraised in Rural Property" provides an overview of how the fee simple estate of rural property may be divided into partial interests, with separate economic, legal, and physical interests.

This issue also includes a futuristic—or not so futuristic—"Notes and Issues" piece on the potential impact of changes in transportation. This article, "A Largely Unnoticed Impact on Real Estate—Self-Driven Vehicles," suggests ways that self-driven vehicles may affect land use and consequently, real estate development and value. Rounding out this issue, you will find our regular columns, "Cases in Brief" and "Resource Center" with their informative and useful insights.

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

Stephen T. Crosson, MAI, SRA
Editorial Board Chair and Editor-in-Chief
The Appraisal Journal