

Subjects

Ad valorem tax

removing value of assembled workforce in appraisals for ad valorem tax purposes, 166–177

Assembled workforce

costs related to maintaining an assembled workforce, 169–179
 deducting direct and indirect labor costs with assembled workforce, 169
 entrepreneurial return on assembled workforce, 170–171
 lost productivity as cost of assembled workforce, 171
 steps for quantifying assembled workforce value, 168–171
 theory and precedent for concept of a separable assembled workforce as a business intangible, 167–168

Automated valuation models (AVMs)

AVM failure rate defined, 15–19
 AVM performance metrics, 14–23, 275–279
 valuation principles in AVMs, 23–28

Data

economic forecasts for 2020, 50–58

Golf course communities

expenses and carrying costs of golf courses, 88
 impact of golf course amenity on developer sale prices, 85–87
 models of homeowner association ownership of golf courses, 92–100
 user groups and network externalities in platform markets affecting values in golf course communities, 99–101

Highest and best use

application of highest and best use analysis, 249–263
 eight steps of highest and best use analysis process, 200, 249–250, 267
 financial testing of alternative uses, 253–256
 highest and best use issues related to parking facilities, 129–131
 iterative analysis for alternative uses, 252, 268
 mixed-use development as highest and best use, 203
 property productivity analysis, 250–251
 relationships of interim use and highest and best use, 198–204
 removing value of assembled workforce in appraisals for ad valorem tax purposes, 166–177

Homeowners associations

models for homeowner association ownership of golf courses, 92–100

Interim use

definitions of *interim use*, 201–204
 relationships of interim use and highest and best use, 198–204

Landmarks

economic contribution of landmarks to government revenues and “public interest value,” 182–185
 estimating value of land under iconic landmarks, 180–181
 expenditures, depreciation, and obsolescence impacting value of Eiffel Tower and Statue of Liberty, 107–115

landmark costs and valuation using the coat approach, 107–115
 market rate income for publicly operated landmarks, 190–193
 measuring landmarks’ contributions to economy, 182–196
 potential income from landmark branding and licensing, 186–190
 sources of landmark income and valuation using the income approach, 115–124

Leases

encumbrance by lease, 36–39
 long-term lease rent reset, 30–41
 market value of land assumed unimproved, 39–40
 physical and legal encumbrances, 35–39
 rent reset clauses, 31–33
 title and lease restrictions, 33–35

Like-kind exchanges

incidental property in like-kind exchanges, 246–247
real property defined for purposes of like-kind exchanges, 245–246
 2020 final regulations, 245–248

Market analysis

eight steps of the highest and best use analysis process, 200, 249–250, 267

Market rent

definition of *market rent*, 43–44,
market rent definition deficiencies, 47–48

Market value

eight steps of the highest and best use analysis process, 200, 249–250, 267
 evolution of definition of *market rent*, 43
 evolution of definition of *market value*, 42–43
market value definition deficiencies, 44–47, 216–223
 market value in lease rent reset clauses, 31–33
 market value of land assumed unimproved, 39–40

Multisided markets

user groups and network externalities in platform markets affecting values in golf course communities, 99–101

Parking lots

approaches to value applicable to parking lot valuation, 130–131
 highest and best use issues related to parking facilities, 129–130
 trends affecting the parking sector, 126–128

Price effects

impact of golf course amenity on lot sale prices, 85–87

Rent reset

effect of physical and legal encumbrances in rent reset appraisals, 35–39
 effect of title and lease restrictions in rent reset appraisals, 33–35
 market value of land in lease term, 39–41
 rent reset clauses, 31–33

Residential property

impact of golf course amenity on developer sale prices, 85–87

Residential Property Appraisal as resource and guide in residential property appraisal, 206–213

Peer-Reviewed Titles

The Application of Highest and Best Use Analysis

The Appraisal of Real Estate, fifteenth edition, 249–263

Golf Course Communities as Multisided Markets: Ownership Implications

Bruce K. Cole, PhD, and David Hueber, PhD, 85–102

Is the Eiffel Tower Worth More Than the Statue of Liberty? Techniques for Determining the Value of Iconic National Landmarks—Part I and Part II

Richard J. Roddewig, JD, MAI, Anne S. Baxendale, and J. Andrew Stables, 103–125 and 179–197

Long-Term Leases: Rent Reset Analysis

Tony Sevelka, MAI, SRA, AI-GRS, 30–41

Perspectives on the Assembled Workforce in Real Property Valuation

Kimberly K. Merriman, PhD, and Leonard J. Patcella, MAI, 166–178

Authors

Baxendale, Anne S., 103–125, 179–197

Blair, Benjamin A., 1–13, 71–84, 153–165, 229–242

Cole, Bruce K., 85–102

Diskin, Barry A., 126–139

Ecker, Mark D., 14–29

Hueber, David, 85–102

Isakson, Hans R., 14–29

Kennedy, Lee, 14–29

Klutzn, Warren, 59–62, 270–274

Lennhoff, David C., 42–49, 126–139, 198–205

Cases in Brief

Approved final development plan not subject to ordinances that have the effect of zoning change, 154–155

Assessment of taxes against housing development on military base, 7–8

Assessment of taxes on lessee-owned improvements is proper regardless of exempt lessor's revisionary interest, 158–159

Change in specifics of city redevelopment plan did not negate public taking, 164–165

Condemnation blight as a compensable taking, 1–2

Special-purpose property

iconic landmarks as special-purpose properties, 107

valuation of landmark special-purpose properties using cost approach, 107–114

valuation of landmark special-purpose properties using income approach, 114–124

Principles for Calculating AVM Performance Metrics

Hans R. Isakson, PhD, Mark D. Ecker, PhD, and Lee Kennedy, 14–29

Revisiting Market Value and Market Rent

David C. Lennhoff, MAI, SRA, AI-GRS, and Richard L. Parli, MAI, 42–49

They Paved Paradise: Appraising a Parking Lot

Barry A. Diskin, PhD, MAI, AI-GRS, and David C. Lennhoff, MAI, SRA, AI-GRS, 126–139

Timing Is Everything: The Role of Interim Use in the Highest and Best Use Conclusion

David C. Lennhoff, MAI, SRA, AI-GRS, and Richard L. Parli, MAI, 198–205

Levine, Mark Lee, 243–248

McKinley, Michael, 264–269

Merriman, Kimberly K., 166–178

Parli, Richard L., 42–49, 198–205

Patcella, Leonard J., 166–178

Roddewig, Richard J., 103–125, 179–197

Segev, Libbi Levine, 243–248

Sevelka, Tony, 30–41

Stables, J. Andrew, 103–125, 179–197

Swango, Dan L., 50–58, 206–215

Consequential damages in an avigation easement dispute, 6–7

Conveyance of mineral interest in warranty deed includes royalty interest, 231–232

County cannot redefine real property to include non-realty, 2–3

County ordinance constituted encumbrance covered by title insurance policy, 230–231

Credible evidence needed to determine if Section 1031 like-kind exchange price is indicative of market value, 72–73

- Damages in inverse condemnation can include overpayment of ad valorem taxes, 240–242
- Deed restriction for below-market rent should be considered in market value appraisals, 160–161
- Evidence of reasonable probability of rezoning permitted in condemnation proceeding, 71–72
- For-profit restaurant on university campus not tax exempt, 239–240
- For qualified tax deduction, donation must be for conservation purposes in perpetuity, 159–160
- Highest and best use analysis supports valuation in taking of landfill, 163–164
- Home renovation breach of contract award may include both out-of-pocket and benefit-of-the-bargain damages, 155–156
- Inverse condemnation claim for sewer system backup, 3–4
- Landlord-tenant dispute regarding renewal of sublease agreement, 10–12
- Lease provisions govern whether property is leasehold interest for tax purposes, 234–235
- Loss of visibility not a compensable taking, 9–10
- Measure of damages for taking to establish private road, 5–6
- Only property owner of record can assert right to condemnation compensation, 73–74
- Partition in kind not feasible where prejudice results to either or both parties, 236–238
- Profits from management and value of common areas in timeshare building not added to assessed value of individual timeshares, 76–77
- Proof of vesting of Western water rights necessary in takings proceeding, 80–81
- Property appurtenant to golf course qualifies for conservation easement deduction, 157–158
- Proving diminished value of leasehold interest in expropriated land, 12–13
- Provisions in agreement control whether covenant runs with the land, 74–76
- Quitclaim deed conveys all rights and interests in property including driveway easement and access rights, 235–236
- Sale did not trigger transfer tax because of long-term lease, 229–230
- Sale price for an LLC constitutes best evidence of real estate value, 79–80
- Solar farm built on university land is taxable, 233–234
- Tax assessment of city watershed property requires credible evidence of highest and best use, 8–9
- Tax assessment valuation not valid where methodology did not remove all intangible business value, 161–163
- Timing of suits related to remodeling in violation of a commercial lease, 77–79
- Unadjusted sales of leased properties are not comparables in property tax valuation of grocery store, 153–154
- Use of cost trend analysis used in valuation of reservoir for property tax purposes, 81–83
- Utility easement compensation considers impact on marketability of developable property, 83–84

Columns and Departments

Announcement of Scholarship Awards

- Appraisal Institute Education and Relief Foundation Announcement of Scholarship Awards, 281

Appraisal Journal Award Announcements

- Announcement of Armstrong/Kahn Award, vi (Spring)
- Announcement of Swango Award, vii (Spring)
- Announcement of Richard U. Ratcliff Award, viii–ix (Spring)
- Announcement of Appraisal Journal Outstanding Service Award, v (Spring)

Book Review

- A Review of John A. Kilpatrick, PhD, MAI's *Real Estate Valuation and Strategy: A Guide for Family Offices and Their Advisors*
Warren Klutz, MAI, SRA, AI-GRS, 270–274
- A Review of Henry J. Wise's *It's Only an Opinion: An Appraiser in Court*
Warren Klutz, MAI, SRA, AI-GRS, 59–62

Directory of 2019 New Designees

- Appraisal Institute Members Earning Their Designations during 2019, 63–66

Law and the Appraiser

- What Qualifies as “Real Property” for Tax-Deferred Section 1031 Like-Kind Exchanges
Mark Lee Levine, PhD, JD, LLM, MAI, and Libbi Levine Segev, JD, LLM, 243–248

Letters to the Editor

- Comments on “Revisiting Market Value and Market Rent,” 216–223, 280
- Comments on “Principles for Calculating AVM Performance Metrics,” 275–279

Notes and Issues

- Developing the 15th Edition of *The Appraisal of Real Estate* in Challenging Times
Michael McKinley, 264–269

Resource Center

- 2020 Trends and Beyond
Dan L. Swango, PhD, MAI, SRA, 50–58
- Black Swans: When the Impossible Occurs
Dan L. Swango, PhD, MAI, SRA, 140–148