
CONTENTS |

PART I • INTRODUCTION

Chapter 1	Complex Residential Property Valuation.....	3
Chapter 2	Preparing to Appraise Complex Residential Property	8
Chapter 3	The Importance of Other Professionals	18
Chapter 4	Highest and Best Use Factors in Complex Residential Valuation	25

PART II • TECHNIQUES FOR SOLVING COMPLEX RESIDENTIAL VALUATION PROBLEMS

Chapter 5	Going Back in Time	41
Chapter 6	Going Out Geographically	50
Chapter 7	Considering Alternative Uses	57
Chapter 8	Discount or Bonus Factor from Another Market	63
	Application 8.1. Proximity to an Off-Site Environmental Influence	
	Application 8.2. Model Homes	
Chapter 9	Consideration of Cost and Profit	75
	Application 9.1. Complex Residential Situations— Cost to Cure	
	Application 9.2. Complex Residential Situations— Cost to Change	

Chapter 10	Componentizing Value	97
	Application 10.1. A House with Unique Architecture or Design	
Chapter 11	Discounting a Future Value	107
	Application 11.1. Discounting	
Chapter 12	Analyzing the Principle of Contribution	117
	Application 12.1. A House with an Atypical or Unique Feature	
	Application 12.2. A House with an Illegal Use	
Chapter 13	Specifically Defined Values and Markets	127
	Application 13.1. Valuation in Specifically Defined Markets	

PART III • COMBINING COMPLEX VALUATION TECHNIQUES

Chapter 14	Complexity in the Valuation of Rural Properties	141
	Application 14.1. Valuation of Farmettes and Ranchettes	
	Application 14.2. Valuation of a Rural Property with Growing Stock	
	Application 14.3. Valuation of a Horse Farm	
Chapter 15	Valuation in Transitional Neighborhoods	163
	Application 15.1. Houses in Transitional Neighborhoods	
Chapter 16	Valuing Nonconformances	175
Chapter 17	Before and After Valuation Situations	191
	Application 17.1. Valuation of a Property Subject to a Partial Taking	
	Application 17.2. Valuation of a Conservation Easement	
Chapter 18	Valuation of Mansions	205
	Application 18.1. Valuing a Mansion	

PART IV • COMPLEXITY IN SPECIAL AND UNUSUAL CIRCUMSTANCES

Chapter 19	Specialized Ownership	225
	Application 19.1. Valuation of a Detached Condominium	
Chapter 20	Limited Ownership	235
	Application 20.1. Valuation of a Property Subject to a Life Estate	

Chapter 21 Partial Interests241
Application 21.1. Valuation of a Partial Interest in
a Home
Application 21.2. Valuation of a Temporary Construction
Easement
Chapter 22 Non-Market Value Assignments 256
Chapter 23 Stigmatized Property 263
Application 23.1. Valuation of a Home Subject to
a Stigma
Chapter 24 Valuing Historic Homes 270
Application 24.1. Valuation of a Home with Historic
Significance

**PART V • COMPLEX RESIDENTIAL VALUATION AND THE UNIFORM
STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE**

Chapter 25 Complex Valuations and the Uniform Standards 278