

Table of Contents

About the Author	ix
Acknowledgments	xi
Foreword	xv
Preface	xvii
Introduction. Fundamentals of Property Valuation	1
Chapter 1. General Conditions	19
Santiago Landslide Case Study	
<i>Michael V. Sanders, MAI, SRA</i>	67
Chapter 2. Transactional Conditions.....	73
Feng Shui Case Study	
<i>Orell C. Anderson, MAI</i>	89
Chapter 3. Distress and Sociological Conditions.....	93
Luby’s Cafeteria Case Study	
<i>Randall Bell, PhD, MAI, and Orell C. Anderson, MAI</i>	107
September 11 Case Study	
<i>Randall Bell, PhD, MAI</i>	108
Sandy Hook Case Study	
<i>Randall Bell, PhD, MAI</i>	121
Chapter 4. Legal Conditions.....	123
Pacific Motel Case Study	
<i>Orell C. Anderson, MAI</i>	130
Chapter 5. External Conditions	137
Sea-Tac International Airport Case Study	
<i>Hellmuth, Obata + Kassabaum, Inc.</i>	
<i>Raytheon Infrastructure Services, Inc.</i>	
<i>Thomas Lane & Associates, Inc.</i>	
<i>Michael J. McCormick, AICPA</i>	148
Florida Airport Noise Case Study	
<i>Randall Bell, PhD, MAI</i>	154

Chapter 6.	Building and Manufacturing Conditions	173
	Legacy Hills Subdivision Case Study	
	<i>Michael V. Sanders, MAI, SRA</i>	182
Chapter 7.	Site and Infrastructure Conditions	185
	Benedict Canyon Landslide Case Study	
	<i>Randall Bell, PhD, MAI</i>	199
Chapter 8.	Environmental and Biomedical Conditions.....	203
	Love Canal Case Study	
	<i>Randall Bell, PhD, MAI</i>	243
Chapter 9.	Conservation Conditions	249
	Yuba River Floods Case Study	
	<i>Burrell E. Montz and Graham A. Tobin</i>	265
Chapter 10.	Natural and Climate Conditions	277
	Alaskan Good Friday Earthquake Case Study	
	<i>Randall Bell, PhD, MAI</i>	301
Chapter 11.	Admissibility of Expert Testimony	
	<i>Richard J. Tyler</i>	305
Chapter 12.	Completing a Reliable Damage Analysis.....	313
Additional Case Studies		
	Simpson Condominium	
	<i>Randall Bell, PhD, MAI</i>	329
	Industrial Building	
	<i>Michael V. Sanders, MAI, SRA</i>	331
	Oklahoma Federal Building	
	<i>Randall Bell, PhD, MAI</i>	334
	Weatherby Pointe	
	<i>Orell C. Anderson, MAI</i>	336
	Single-Family Residential	
	<i>Michael V. Sanders, MAI, SRA</i>	342
	Bruce McNall House	
	<i>Randall Bell, PhD, MAI</i>	343
	Davis Building	
	<i>Mark W. Smith, MAI</i>	344
	Hill View Development	
	<i>Joseph Haeussler, MAI</i>	347
	California Airport Noise Impact	
	<i>Randall Bell, PhD, MAI</i>	350
	Hollywood Boulevard Sinkhole and Subsidence	
	<i>Orell C. Anderson, MAI</i>	354
	Nonphysical Damage–Fractional Discounts	
	<i>Dennis A. Webb, MAI, ASA, MRICS</i>	356
	Townhome Project	
	<i>Michael V. Sanders, MAI, SRA</i>	360

Durham Woods	
<i>Randall Bell, PhD, MAI</i>	362
Desert Resort Subdivision	
<i>Mark W. Smith, MAI</i>	364
Beverly Hills Estate	
<i>Randall Bell, PhD, MAI</i>	368
Krantz House	
<i>Joseph Haeussler, MAI</i>	372
Bark Beetle Infestation	
<i>Orell C. Anderson, MAI</i>	375
Ashby Building Leaking Underground Storage Tank	
<i>Randall Bell, PhD, MAI</i>	377
Three Brownfields	
<i>Gregory D. Trimanche and Craig A. Moyer</i>	380
Degrees of Indemnification	
<i>Richard A. Neustein, MAI, SRA</i>	384
Exxon Valdez Oil Spill	
<i>Randall Bell, PhD, MAI</i>	386
Three Mile Island	
<i>Randall Bell, PhD, MAI</i>	388
Sinkholes	
<i>Sandra Laudone, MAI, SRA</i>	391
Dahmer Apartment Building	
<i>Orell C. Anderson, MAI</i>	393
Appendix A. Federal and State Agencies.....	397
Appendix B. Online Sources of Public Disclosure Information	439
Appendix C. Associations and Periodicals.....	441
Glossary	455
Bibliography	471
Index	497