

Seminar Schedule

SECTION 1. (Morning)

Overview

Registration
Orientation and Introduction
(Classroom Rules and Procedures) (Slides 1-5)

Part 1. Case Study 2.3: Valuing Grandmother's Oak

Preview (Slides 6-7)
Description of the Lawsuit (Slides 8-14)
Terminology Essential to Case (Slides 15-17, 19)
1.1 Discussion Question (Slide 18)
Scope of Work and Value as Insured
(Slides 20-23, 25-28, 30-33)
1.2 Discussion Question (Slide 24)
1.3 Discussion Questions (Slide 29)
MORNING BREAK
Valuation Subject to the Defect (Slides 34-48)
Defending the Market Value Estimate—Arborist Valuation
(Slides 49-50, 52-55)
1.4 Discussion Questions (Slide 51)
Demonstrative Evidence (Slide 56)
1.5 Discussion Question (Slide 57)
1.6 Exercise (Slide 58)
MORNING BREAK

Part 2. Case Study 4.1: Wooden Poles to Metal Pylons

Introduction and Preview (Slides 61-65)

Description of the Lawsuit (Slides 66-71)

2.1 Discussion Questions (Slide 72)

Scope of Work and Proximity Damage Study (Slides 73-80)

Analysis of the Effect—Impacted Properties and Paired Sales
(Slides 81, 83-88)

2.2 Discussion Question (Slide 82)

Atypical Power Lines, More Atypical Observations
(Slides 89-90)

Paired Sales Conclusion (Slide 91)

Using Impact Severity Scores (Slides 92-95)

Conclusions (Slide 96)

Epilogue (Slide 97)

Direct Examination (Slide 98)

2.3 Discussion Question (Slide 99)

LUNCH

SECTION 2. (Afternoon)

Part 3. Case Study 1.4: Partial Taking—Loss of Parking

Introduction and Preview (Slides 101-103)
Case Management, Competency and Scope of Work Requirements (Slides 104-111)
Three-Phase Contract (Slides 112, 114, 116-119)
3.1 Discussion Question (Slide 113)
3.2 Discussion Question (Slide 115)
Description of the Case (Slides 120-125, 127-132)
3.3 Discussion Question (Slide 126)
Preliminary Assessment of Case (Slides 133-134, 136, 138)
3.4 Discussion Question (Slide 135)
3.5 Discussion Question (Slide 137)
Scope of Work (Slides 139, 141)
3.6 Discussion Question (Slide 140)
AFTERNOON BREAK
Engagement Letter (Slides 142-143)
3.7 Exercise (Slide 144)
Value Before the Taking (Slides 146-148, 151-152)
3.8 Discussion Question (Slides 149-150)
3.9 Discussion Questions (Slide 153-154)
Income Capitalization Approach Before the Taking (Slides 155-156)
3.10 Discussion Questions (Slides 157-158)
Cost Approach Before the Taking (Slide 159)
3.11 Discussion Questions (Slides 160-161)
Reconciliation Before the Taking (Slide 162)
Allocation Before the Taking (Slide 163)
Value of the Land Taken (Slide 164)
Rounding Numbers (Slide 165)
Value of Improvements Taken (Slide 166)
Total Value of the Part Taken (Slide 167)
Value of Remainder Before (Slide 168)
Subject Property with Part Taken Noted (Slide 169)
Change in Property Boundary (Slide 170)
Impact of the Taking (Slides 171-173)
3.12 Discussion Questions (Slide 174)
AFTERNOON BREAK

SECTION 2. (Afternoon, cont.)

Part 3. Case Study 1.4: Partial Taking—Loss of Parking

Parking Study
(Slides 175-176, 182, 184, 187, 189, 192-195)
3.13 Problem (Slides 177-178)
Eminent Domain Relief (Slide 179)
3.14 Discussion Questions (Slide 180)
Highest and Best Use After the Taking (Slide 181)
3.15 Discussion Questions (Slide 183)
3.16 Problem (Slides 185-186)
3.17 Problem (Slide 188)
3.18 Discussion Questions (Slides 190-191)
Hearsay Rule (Slide 196)
Anecdotal Evidence (Slides 197-199)
3.19 Discussion Questions (Slides 200-201)
Value After the Taking (Slides 202-207)
Indicated Severance Damages (Slide 208)
Summaries and Recap (Slides 209-211)
Epilogue (Slide 212)
Summaries and Questions, Evaluations Forms