

Expanding Analyses

Dear Readers:

Welcome to the 2021 *Appraisal Journal*. We all began this year with life-changing professional and personal experiences under our belts. In the times ahead, the lessons learned in 2020 are sure to inform our analyses as valuers.

In the current issue, you will find discussions of green properties, traditional comparable sales data, and innovative reserve study services.

The first feature article, “Behind the Mystique: Valuation of Maturing Renewable Energy Projects,” revisits the renewable energy market and how appraisers can participate in the greening of America. The renewable power industry has matured, with utility-scale wind and solar power plants now dominating some rural areas. This article identifies key issues for appraisers for assignments in property tax consulting, land lease analyses, land use impact studies, and project finance valuations.

The second feature, “The Accuracy of Comparable Sales Data in Appraisal Reports: Evidence from California,” looks at the quality of comparable sales data, which is a key ingredient in an appraisal. The article describes situations that may make sales data unreliable and potential sources of data errors.

The third feature, “Capital Reserve Studies,” explains association or community reserve funding. It shows the steps and components in a capital reserve funding study and explains how appraisers are well equipped to conduct such studies based on their expertise related to physical and financial aspects of properties.

Finally, we offer a peer-reviewed article of interest from the *Journal of Sustainable Real Estate*, “The Impact of Green Labels on US Hotel Net Operating Income: Operating Statements Analyses.” This article compares LEED and Energy Star hospitality properties and the impact of those certifications on operating expenses, utility costs, and net operating income.

As always, we welcome your comments regarding any aspect of *The Appraisal Journal*, and we encourage you to consider becoming a contributor.

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The Appraisal Journal