



Table of Contents

About the Author	vii
Acknowledgments	ix
Foreword	xi
Chapter 1 Real Property Ownership and Appraisals	1
Chapter 2 Principles of Value, Real Estate Economics, and Finance	35
Chapter 3 The Valuation Process, Beginning the Appraisal, and Data Collection	77
Chapter 4 Neighborhood and Market Area Analysis and Highest and Best Use	115
Chapter 5 Site Descriptions.....	151
Chapter 6 Improvements Descriptions	185
Chapter 7 Land and Site Valuation.....	217
Chapter 8 The Cost Approach.....	249
Chapter 9 Estimating Depreciation	277
Chapter 10 The Sales Comparison Approach.....	307
Chapter 11 Adjusting Comparable Sales	341
Chapter 12 The Income Capitalization Approach	375
Chapter 13 Final Reconciliation and the Appraisal Report.....	405
Chapter 14 Specialty Residential Property Types.....	423
Chapter 15 Green and High-Performance Homes.....	445
Chapter 16 Specialty Residential Markets	461
Financial Calculator Basics.....	477
Bibliography	483
Index	489