REAA Appraising Homes with Accessory Dwellings Outline

1. Introduction and Topics Covered
2. What is an Accessory Dwelling?
   a. Definition
   b. Highest and Best Use and Accessory Dwellings
      i. Applying HBU to Accessory Dwellings
      ii. Communicating HBU (Make that Pesky Lender Go Away!)
   c. Contrast Duplex with Accessory Dwelling
3. Approaches to Value
   a. Cost Approach
   b. Sales Comparison Approach
4. Case Studies
   a. Existing Home with Accessory Dwelling
   b. Acreage property with Accessory Dwelling
   c. No Competitive Sales
   d. Accessory Dwelling vs. Duplex