REAA Class Outline

Diminution in Value and Stigmatized Properties

1. Diminution in Value and Stigmatized Properties
   a. Before and After Approach
   b. Requires Two Values
      i. One Before
      ii. One After
   c. Diminution in Value is the difference between the two values

2. Permanent or Temporary?
   a. Permanent
      i. Ex. Land lost to erosion or landslide
   b. Temporary
      i. Reparable

3. Cost does NOT Equal Value!!
   a. Cost to repair does not necessarily equal the diminution in market value
   b. But it might be close

4. Report Writing
   a. This is not a form report
   b. Issues to consider

5. Scope of Work
   a. Issues to consider
   b. Use of Hypothetical Conditions
   c. Use of Extraordinary Assumptions
   d. Use of Other Expert Reports

6. Resources and References
   a. Useful Publications
   b. Useful Websites

7. Case Studies
   a. Simple
   b. Complex