

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. Repairable
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