

IAAO Library New Materials List For 4th Quarter 2016

Members who would like assistance with accessing these materials may contact Mary Odom, the Director of Library Services at (816) 701-8117 or email her at library@iaao.org.

| New Books | | | |
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| Title | Publisher/Date | Author | Description |
| <i>The ArcGIS imagery book: new view, new vision</i> | Esri Press/ 2016 | Esri Edited by Clint Brown and Christian Harder | Explore how imagery and remote sensing power modern GIS. With The ArcGIS Imagery Book, you will roll up your sleeves and quickly begin putting imagery to smarter, more skillful use with your GIS. |
| <i>The dictionary of real estate appraisal, 6th Edition</i> | Appraisal Institute/ 2015 | Appraisal Institute | Updated edition of the Appraisal Institute's Dictionary of Real Estate Appraisal. |
| <i>Esri map book: volume 31</i> | Esri Press/ 2016 | Esri | Included in Esri Map Book Volume 31 are many examples of natural resources, demographics, and mapping other statistical data. Others describe the use of GIS for land use and city planning, marketing and business analysis. |
| <i>Kiss, bow, or shake hands</i> | Adams Media/ 2006 | Terri Morrison and Wayne A. Conaway | Presents information on the practices needed to do business in over sixty countries, covering such topics as historical background, cultural orientation, protocol, negotiations, entertainment, dress, and forms of address. |
| <i>Mapping the nation: building a more resilient future</i> | Esri Press/ 2015 | Esri | Federal agencies apply GIS to a wide variety of solutions and workflows, such as targeting financial aid, combating the effects of climate change, protecting forests, and conserving water resources. The maps in this volume tell compelling stories of how GIS adapts to countless disciplines, engages citizens, and presents limitless opportunities to transform our nation and our planet. |
| <i>Review theory and</i> | Appraisal | Appraisal | This book uses the new review process |

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| <i>procedure: a systematic approach to review in real property valuation</i> | Institute/ 2015 | Institute | model as an organizing tool. The book follows the review process step by step, from the identification of the problem that the client needs solved by the review through the communication of the reviewer's conclusions about the quality of the work under review in the form of a review report. |
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| New Journal Articles | | | |
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| Article Title | Journal Title/Date | Author(s) | Description |
| The ANSI/BOMA Z65.4 measurement method for multi-unit residential buildings | <i>Appraisal Journal</i> / Spring 2016, 84 (2) | Byron Miller | The ANSI/BOMA Z65.4-2010 standard provides direction for the measurement of multi-unit residential buildings with four or more units. This article explains the standard, how it is applied in measuring area, and the unique differences between this standard and other measurement methods. |
| Appraisal of underground natural gas storage rights in depleted reservoirs | <i>Appraisal Journal</i> / Spring 2016, 84 (2) | Bernie Shaner | Offers a brief discussion of the underground gas storage market, and how understanding rules relating to eminent domain valuation can guide the appraiser to a logical, defensible conclusion of value. |
| Buyers' perceptions of the proximity of high-voltage overhead electricity transmission lines on residential land values in Auchi, Nigeria | <i>Journal of Real Estate Literature</i> / 2016, 24 (1) | Peter Ukpevbo and Idu Robert Egbenta | Examines buyers' perceptions of the proximity of high-voltage overhead electricity transmission lines on residential land values in Auchi, Nigeria. |
| The data preparation process in real estate: guidance and review | <i>Journal of Real Estate Practice and Education</i> / 2016, 19 (1) | Andy Krause and Clifford A. Lipscomb | Examines the general state of real estate data, the research on data preparation and provides common examples of issues encountered while working with property-level data. |
| Dockin' USA: a spatial hedonic valuation of waterfront property | <i>Journal of Housing Research</i> / 2016, 25 (1) | David Wyman and Elaine Worzala | Discusses the spatial hedonic model for pricing premiums relative to quality of a waterfront property's view and whether or not a dock could be added to the property. |

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| The effect of natural space on nearby property prices: accounting for perceived attractiveness | <i>Land Economics</i> / August 2016, 92 (3) | Michael N. Daams, Frans J. Sijtsma, and Arno J. van der Vlist | Estimates the effect of attractive natural space on Dutch residential property prices. |
| The effect of the Negda incineration plant on residential property values in Hangzhou, China | <i>Journal of Real Estate Literature</i> / 2016, 24 (1) | Qinna Zhao, Robert A. Simons, Fan Li-jun, and Zhong Fen | Incineration plants and derelict industrial sites can have a number of adverse effects on the local environment and social welfare, including diminution of property values. This paper examines the effects of the Nengda municipal incineration plant in Hangzhou city on residential property values. |
| Florida: sun, fun, and sand or back taxes, penalties, and interest? | <i>Real Estate Finance Journal</i> / Spring/Summer 2016, 31 (3) | Arthur J.R. Baker | The author of this article discusses the crackdown on homestead exemption fraud in Florida. |
| House values and proximity to a landfill in South Africa | <i>Journal of Real Estate Literature</i> / 2016, 24 (1) | Mario du Preez, Mehmet Balcilar, Aarifah Razak, Steven F. Koch, and Rangan Gupta | Explores the relation between proximity to a landfill and housing values in the Nelson Mandela Bay Metropole (NMBM), South Africa. |
| How should the government address the concern for relative consumption in housing: property tax or income tax? | <i>Journal of Housing Research</i> / 2016, 25 (1) | Zhiyong An | Examines the question of whether the government should adopt a property tax or an income tax to address the concern for relative consumption in housing by building and analyzing a stylized model. |
| The impacts of Menards Inc. v City of Escanaba | <i>Michigan Assessor</i> / August 2016, 57 (8) | Jack L. Van Coevering | Though the Court Of Appeals has reviewed other cases involving big box stores, all were unpublished, largely factual disputes and, importantly, none were designated as binding law. By contrast, the Court of Appeal Menards Inc. decision will have longstanding implications in Michigan and nationally. |
| Is excess rent intangible? | <i>Appraisal Journal</i> / Spring 2016, 84 (2) | Stephen D. Roach | Through logical application of long-accepted definitions of relevant terms, this article shows that the present value of excess rent is intangible, and it should be identified when included in the property rights being valued by |

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| Limited market, special purpose valuation revisited | <i>Canadian Property Valuation</i> / 2016, 60 (2) | John Shevchuk | Discusses the challenges presented to appraising special purposes properties when there is not a firm basis for market value opinion. |
| Microapartments, whether fad or revolution, how do you value them? | <i>Valuation Strategies</i> / July/August 2016, 19 (6) | Michael Allen | Microapartments represent more risk than traditional multi-family properties and special attention needs to be given as to what methodology is used in their valuation. |
| Using MLS data for hedonic price modeling: an experiential learning activity | <i>Journal of Real Estate Practice and Education</i> / 2016, 19 (1) | Marcus T. Allen and Mushfiq Swaleheen | Describes a learning activity that provides students with an opportunity to work with a large, real-world MLS dataset to answer research questions about house price determinants using hedonic price modeling with OLS regression. |
| Valuing solar energy: part 2 | <i>Canadian Property Valuation</i> / 2016, 60 (2) | Nathalie Roy-Patenaude | Part 2 deals with how solar panel systems are valued and what the practitioner's obligations are under CUSPAP. |

| New Electronic Resources - Access the fulltext in LibraryLink. | | | |
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| Title | Publisher or Journal Title/Date | Author(s) | Description |
| 50-state property tax comparison study | Lincoln Institute of Land Policy/ June 2016 | Lincoln Institute of Land Policy & Minnesota Center for Fiscal Excellence | Provides the most meaningful data available to compare cities' property taxes by calculating the effective tax rate: the tax bill as a percent of a property's market value. Data are available for 73 large U.S. cities and a rural municipality in each state, with information on four different property types (homestead, commercial, industrial, and apartment properties), and statistics on both net tax bills (i.e. \$3,000) and effective tax rates (i.e. 1.5 percent). |
| Analysis of assessment and tax inequities in the outer boroughs | NY. Independent Budget Office/ 2016 | NY. Independent Budget Office | The Independent Budget Office has reviewed some of the differences in assessments and tax burdens between one-, two-, and three-family homes in Staten Island and elsewhere in the city. |
| A bridge from | The Appraisal | The Appraisal | Describes additional steps to be taken |

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| USPAP to IVS: a guide to producing IVS-compliant appraisals | Foundation/ 2016 | Foundation and International Valuation Standards Council | by appraisers already accustomed to providing USPAP-compliant appraisals to make valuations IVS-compliant. |
| Clean energy: implications from an ad valorem tax perspective | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | William T. Sullivan | Discusses the assessment of clean energy projects and how guidelines need to be set to form a uniform assessment standard in each state. |
| Considerations for developing a cost of equity capital for electric cooperatives | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Stephen P. Halligan and Terry G. Whitehead | Provides an analysis of an appropriate present value discount rate for an electric cooperative. |
| Considerations related to the valuation of wireless spectrum | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Matt C. Courtnage and Stephen P. Halligan | Focuses on the characteristics of wireless spectrum licenses and on the generally accepted methods to address and account for the challenges in the valuation process. |
| Dark store theory: how to stop it from coming to a state near you! | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Judy S. Engel and Lynn S. Linne | Focuses on the legal aspects of the Dark Store Theory as presented by 2 attorneys for the taxpayer. |
| Getting started with UAS | <i>ArcUser / Spring 2016, 19 (2)</i> | Devon Humphrey | This brief explanation will help users as they begin to explore the value of using unmanned aerial systems (UAS) in GIS. |
| The “green premium” for environmentally certified homes: a meta-analysis and exploration | The Appraisers Research Foundation / 2015 | Martin J. Brown and Taylor Watkins | Housing has a large environmental impact. Certification programs such as LEED and Energy Star endeavor to reduce this impact with homes that, among other things, perform above |

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| | | | code requirements. However, the voluntary nature of certification implies the need for a price premium, where certified homes sell for more than similar uncertified homes. Does this premium exist? And if so, what are buyers paying for? |
| The highest and best use concept: practical suggestions for appraisers | The Appraisers Research Foundation / 2015 | Emil Malizia | The point of departure for this TARF-supported research was to determine whether application of the most fitting use (MFU) concept would be more helpful than the highest and best use (HBU) concept when real estate appraisers were commissioned to value complex redevelopment projects in urban areas. |
| Issues related to the measurement of economic obsolescence | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Aaron M. Rotkowski | This discussion (1) summarizes several generally accepted methods to measure economic obsolescence, (2) provides guidance related to several economic obsolescence measurement controversies, and (3) includes several illustrative examples of economic obsolescence analyses. |
| Making land legible: cadastres for urban planning and development in Latin America | Lincoln Institute of Land Policy / 2016 | Diego Alfonso Erbe and Mario Andres Piumetto | This report is about the past, present, and potential future role of cadastres as a land policy tool in Latin America. It describes how a variety of national, regional, and local jurisdictions across Latin America have used updated orthodox and/or multipurpose cadastres to strengthen urban financing and guide planning initiatives. |
| Measuring access to determine the effect on market value | The Appraisers Research Foundation / 2014 | M. Gordon Brown | That a parcel of real property needs access from a street to be useful is a common-sense notion. So is the notion that some forms of access are better than others. This article takes a deeper look into the concept of access and what it really means to real property value. |
| Measuring the discount for lack of marketability for a closely held taxpayer | <i>Insights: Business Valuation, Forensic</i> | Robert. F. Reilly | This discussion considers the factors that the analyst typically considers to measure the discount for lack of marketability (DLOM) related to the |

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| company | <i>Analysis, and Financial Opinion Insights / Summer 2016</i> | | unit valuation of the taxpayer closely held business entity. |
| Official business | <i>Valuation: Insights and Perspectives / Second Quarter 2016, 21(2)</i> | Deborah R. Huso | The federal government's real estate holdings are vast, including millions of acres in the U.S. and thousands of buildings around the world. Appraisers from the U.S. Department of the Interior, the General Services Administration and the Department of State talk about their work and offer advice . |
| The once and future city: Detroit | <i>Land Lines / April 2015, 27 (2)</i> | John Gallagher | The rubber hits the road in the Motor City, as citizens, planners, developers, and civic leaders implement a strategy to repurpose vacant lots and buildings, curb sprawl and disinvestment, and revitalize troubled neighborhoods. With residents engaged as equal partners in the process, the future of Detroit depends on everyone working together. |
| Perpetually yours: easements, like diamonds, may last forever | <i>Michigan Assessor / May 2016, 57 (5)</i> | Scott Vandemergel and Peter K. Ewald, Jr. | Discusses the potential impact of easements for the use of land under advertising signs and cell towers. |
| Pipeline impact to property value and property insurability | The INGAA Foundation, Inc. / 2016 | Prepared by Integra Realty Resources | The INGAA Foundation Inc. retained Integra Realty Resources (IRR) to study how natural gas transmission pipelines affect the value of real estate. Analysis by IRR shows that the presence of pipelines does not affect the value of a home or its insurability. |
| Property tax appeals and valuation principles | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Daniel J. Finnegan and Michael D. Roudy | Provides an overview of the property tax appeal process from a legal perspective, with a focus on jurisdictions in New England. |
| Property taxation for developing economies | International Federation of Surveyors (FIG) / 2016 | Frances Plimmer and William J. McCluskey | Discusses a relatively simple, sustainable, speedy and cost-effective system of property taxation which can be introduced in jurisdictions with a |

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| | | | paucity of the resources normally required to administer a more complex ad valorem property tax system. |
| Tangible personal property summation valuation procedures | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Robert F. Reilly | Summarizes the general accepted summation valuation approaches and methods related to taxpayer tangible personal property. |
| The valuation of computer software in the health care industry | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | John E. Elmore | Presents generally accepted methods that valuation analysts may use to value health care industry computer software for property tax purposes. |
| Value proposition | <i>Valuation: Insights and Perspectives / Second Quarter 2016, 21(2)</i> | William J. Barrett | When a business goes bankrupt, its commercial leases often hold the key to value. This article outlines what appraisers need to know. |
| Valuing a trained and assembled workforce | <i>Insights: Business Valuation, Forensic Analysis, and Financial Opinion Insights / Summer 2016</i> | Michael A. Harter and Justin M. Nielsen | Discusses the importance of understanding how to value an assembled workforce as intangible personal property for ad valorem property taxation. |