

IAAO Library New Materials List For Second Quarter 2019

Members who would like assistance with accessing these materials may contact Heather Steel, the Research Librarian at (816) 701-8116 or email her at library@iaao.org.

New Journal Articles			
Article Title	Journal Title/Date	Author(s)	Description
<i>The aftermath of flood zone remapping: the asymmetric impact of flood maps on housing prices</i>	Land Economics/ May 2019, 95 (2)	Yau-Huo (Jimmy) Shr and Katherine Y. Zipp	The authors propose a theoretical framework characterizing (1) the attenuation of flood risks revealed by the flood zone designation in flood insurance rate maps and (2) the asymmetric impacts of adding versus removing flood zone status on property values.
<i>Appraising trees by value contribution</i>	Right of Way/ May/June 2019, 66 (3)	Edward F. Steigerwaldt	This brief article discusses the overall principals of appraising trees and how they add value to property.
<i>Assessor safety: minimizing risks</i>	AAP Journal/ Spring 2019, 16 (2)	Keith Wentz	The assessment process has inherent risks which may present themselves during field work. This article will discuss a few potential risks and provide recommendations on how to best respond.
<i>Can smart cities get smarter?</i>	Governing/ April 2019, 32 (7)	Beryl Lipton	This article briefly discusses the concept of smart cities and the drive pushing these initiatives forward.
<i>Contamination remediation costs and expropriation compensation: Tanex Industries Ltd. v. Greater Vancouver Water District</i>	Canadian Property Valuation/ 2019, 63 (1)	John Shevchuk	The author of this article addresses the facts surrounding the Tanex Industries case and how contamination remediation costs impact market value or status.
<i>Dollars and sense: is it time for a new municipal financing frame work in Wisconsin?</i>	The Municipality/ April 2019, 114 (4)	Jason Stein	This article addresses Wisconsin's reliance on the property tax for local government funding and how the state compares to other states with other funding options.
<i>Emerging industries: Canadian cannabis</i>	Canadian Property	Debbra D. Holt	This article describes the various issues when appraising a cannabis facility, such as the specialized nature

<i>production and research facilities</i>	Valuation/ 2019, 63 (1)		of the business and compliance with Health Canada.
<i>Ensuring the safety of those working alone</i>	Insight/ January/ February 2019	Mark Walker	This article discusses how local authorities can meet the increasing challenge of protecting workers who work alone.
<i>Fad ideas</i>	Governing/ March 2019, 32 (6)	Alan Ehrenhalt	This article addresses how governments try to emulate business trends and whether this is a useful ambition.
<i>A forensic appraiser's perspective: government overpaid for land relying on unauthorized appraisal</i>	Canadian Property Valuation/ 2019, 63 (1)	Tony Sevelka	This article addresses the problems that arise when unauthorized appraisals are used as the basis of a negotiation.
<i>From seed to sale</i>	Planning/ April 2019, 85 (4)	Juell Stewart	Even as more states legalize marijuana, local planners tackle land-use and zoning challenges to make the new industry work for their community.
<i>Housing crisis spillover effects in areas of high concentration of non-primary residences</i>	Journal of Housing Research/ 2018, 27 (2)	Christopher Cain, Daniel Huerta-Sanchez, and Norman Maynard	This article investigates sub-markets with high concentrations of nonprimary residences for differences in price behavior, marketing time, and probability of sale during the recent housing crisis relative to those areas with normal concentrations of non-primary residences.
<i>Improving market analysis in commercial real estate appraisal assignments</i>	Appraisal Journal/ Winter 2019, 87 (1)	David W. Koepke	The purpose of this article is to present techniques to increase the reliability of commercial real estate appraisals. It discusses methods to improve employment analysis and analysis of market supply and demand.
<i>Real estate intermediation and blockchain</i>	Real Estate Review/ Winter 2018, 47 (3)	Nasser Arshadi	This paper addresses blockchain in three ways, analyzing what it is, how it works, and what it can do to improve transactions in real estate.
<i>Residential government agency requirements and case studies on measure market reaction to energy-efficient features</i>	Appraisal Journal/ Winter 2019, 87 (1)	Sandra K. Adomatis	How to measure market reaction has been the subject of debate and confusion among residential lending appraisal users and appraisers. The purpose of this article is to offer methods and examples of how to measure market reaction to energy-efficient features, especially as market

			reaction pertains to government agency requirements.
<i>Residential perspective on data collection and property description in the valuation process</i>	Appraisal Journal/ Winter 2019, 87 (1)	Arlen C. Mills	The discussion in this article considers the third step in the appraisal process, which is related to data collection and property description procedures. Issues addressed include the evolution of raw data to market evidence. The article examines the differences between primary and secondary data.
<i>Restrictive zoning's deleterious impact on the local education property tax base: evidence from zoning district boundaries and municipal</i>	National Tax Journal/ March 2019, 72 (1)	Ryan M. Gallagher	This paper employs a boundary-discontinuity research design to estimate land-use regulations' causal impact on residential value per student within Massachusetts municipalities.
<i>Should cannabis 'farming' be assessed as industry or agriculture?</i>	Insti-News/ Winter 2019	John Clarke	This article addresses the issues of commercial cultivation of cannabis and how this may impact property valuation and assessment across jurisdictions.
<i>Structural breaks: a shift of roles in the relationship between real estate and regional industry</i>	Journal of Housing Research/ 2018, 27 (2)	Changha Jin, Alan Tidwell, and Philip Seagraves	The authors of this article conducted an analysis of connectivity between regional housing markets and regional industry by examining 10 consolidated metropolitan statistical areas (CMSAs) in the Case-Shiller Index and stock portfolios representing the economic base for each region.
<i>Tax incremental financing on the rise: how do municipalities use their primary development tool?</i>	The Wisconsin Taxpayer/ 2019, 87 (2)	Wisconsin Policy Forum	This article addresses the use of TIFs in Wisconsin and how TIF use has increased substantially in recent years.
<i>Taxes two-step</i>	Governing/ April 2019, 32 (7)	Alan Greenblatt	This short article quickly addresses the current argument about tax caps and cuts in Texas between local and state levels of government and how they impact school funding.
<i>Taxing incentives</i>	Governing/ May 2019, 32 (8)	Mike Maciag	Tax breaks may (or may not) create jobs. But do they help a state's overall fiscal health? This brief article focuses on how tax incentives impact local and state fiscal health.

<i>This old house: historical restoration as a neighborhood amenity</i>	Land Economics/ May 2019, 95 (2)	Geoffrey K. Turnbull, Bennie D. Waller, Scott A. Wentland, Walter R.T. Witschey, and Velma Zahirovic-Herbert	This study exploits unique data on the use of rehabilitative tax credits (RTCs) in Virginia to estimate the extent to which historic property investment generates market externalities for nearby non-historic properties.
<i>Valuing the tough ones: a partially renovated, older, custom four-plex building</i>	Canadian Property Valuation/ 2019, 63 (1)	George Canning	This article discusses the valuation aspects of a custom-built 90-year-old four-plex in Ontario that is in unfinished state of repair.

New Electronic Resources - Access the fulltext in LibraryLink.			
Article Title	Publisher or Journal Title/Date	Author(s)	Description
<i>4 ways to attract a diverse workforce</i>	Right of Way/ March/April 2019 66 (2)	Jeremy Eskenazi	This brief article discusses how to create a diverse workplace for any office.
<i>Case study: brownfield externalities' valuation in Wuhan, China</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Qinna Zhao, Qixin Xu, and Mengling Liu	This study considers the effects of reclaimed brownfield sites on residential property values in Wuhan City, Hubei province.
<i>Great leadership comes from the heart: connecting to the emotional needs of your people</i>	Right of Way/ March/April 2019 66 (2)	Carol Brooks	This brief article discusses how a great leader needs to lead from their heart if they wish to understand the emotional needs of their team.
<i>Green homes sales prices in Northern California</i>	Pacific Gas and Electric Company/ 2018	Sandra Adomatis	An appraiser-led study that analyzes the price premium of green home features and explores barriers to mainstreaming green real estate.
<i>The impact of flood zones on residential property prices: the case of Canada</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Philippe Be' langer, Michael Bourdeau-Brien, and Maxence Dumestre	This article investigates the impact of flood risk on the Canadian housing market. The authors combine a variety of large heterogeneous sets of data, both structured and unstructured, that allows taking into account key drivers of properties value that are otherwise difficult to control for.

<i>The impact of green premium on the development of green-labeled offices in the U.K.</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Tunbosun B. Oyedokun, Neil Dunse, and Colin Jones	In this study, green premium is assessed as a potential driver of labeled office property development.
<i>The inn thing</i>	Valuation: Insights and Perspectives/ First Quarter 2019, 24 (1)	Warren B. Boizot, III	Airbnb and similar services have upended hospitality, this article focuses on their effect on short-term rentals.
<i>Leadership in sustainability a case study: green globe certification and financing and the impact on a multifamily property's rate of return</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Douglas S. Bible and Michael C. Chikeleze	In this detailed case study, the authors examine one incentive, the Federal National Mortgage Association's Green Initiative and Green Globes certification, as applied to a newly constructed multifamily complex. Using a discounted cash flow model with several scenarios, the after-tax returns for the multifamily project are examined. In this case study the initiative's impact on the project is analyzed showing the effects of the lower financing costs.
<i>The reasonably probably standard in highest and best use analysis: implications for eminent domain</i>	Right of Way/ March/April 2019 66 (2)	Robert M. Greene	This article provides some background and suggests a possible protocol for assignments where the reasonably probably standard requires special care, research, and judgement.
<i>Residential realities</i>	Valuation: Insights and Perspectives/ First Quarter 2019, 24 (1)	Peter Haapaniemi	Home price growth is slowing, housing inventories are tight, and a market correction is possible. And while appraisers working in the residential real estate sector say these trends can apply throughout the US, they note the reality is more nuanced: each market essentially is local and has its own dynamics.
<i>The rise in renters: what does the tilt toward apartment living mean for cities?</i>	Governing/ April 2019, 32 (7)	Mike Maciag	This article discusses how many cities are seeing an increase in renters and how this change impacts local government and services.
<i>Strong vital signs</i>	Valuation: Insights and Perspectives/	Deborah R. Huso	An aging baby boomer population and an increase in the number of insured individuals are among the drivers pushing demand for a range of new

	First Quarter 2019, 24 (1)		health care facilities, but appraisers need to understand the legislative climate and regulatory risks as well.
<i>Time-to-sell of new green housing</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Yuval Arbel, Danny Ben-Shahar, Sharon Horsky, and Naor Versano	This research explores the time-to-sell of green real estate. The authors employ data on primary market transactions in six newly developed multi-story condominiums—of which three are green and three are conventionally built—located in a single neighborhood of Netanya, Israel.
<i>When would driverless vehicles make downtown parking unsustainable, and where would the driverless car fleet rest during the day</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Robert A. Simons, David C. Feltman, and Alexandra A. Malkin	In this study, the authors examine the sustainability of downtown parking in the likely advent of driverless vehicles.
<i>Willingness to pay for sustainable features in prime residential submarkets of Lagos</i>	Journal of Sustainable Real Estate/ 2018, 10 (1)	Austin C. Otegbulu	In this study, the author examines the market potential for various sustainable features by residents in Lagos prime residential submarket in the context of their willingness to pay (stated and revealed preferences) for green features.