

**IAAO Library
New Materials List
For September-December 2018**

Members who would like assistance with accessing these materials may contact Heather Steel, the Research Librarian at (816) 701-8106 or email her at library@iaao.org.

New Books			
Title	Publisher/Date	Author	Description
<i>Appraisers in arbitration</i>	Appraisal Institute/ 2018	Paula K. Konikoff and Peter T. Christensen	Appraisers in Arbitration is a useful overview of the arbitration process and the opportunities it presents to experienced and knowledgeable valuation professionals.
<i>Subdivision valuation, Second Edition</i>	Appraisal Institute/ 2017	Don M. Emerson, Jr	The new edition of Subdivision Valuation provides a comprehensive overview of the methodology used in valuing existing and proposed single-unit residential subdivisions.
<i>The valuation of green commercial real estate</i>	Appraisal Institute/ 2017	Timothy P. Runde and Stacey L. Thoyre	The Valuation of Green Commercial Real Estate will provide appraisers and others with an in-depth understanding of green terminology and concepts—information they need to identify and value the green property features found in new construction and commercial building renovations.

New Journal Articles			
Article Title	Journal Title/Date	Author(s)	Description
<i>The developing power of big data</i>	Urban Land/ Fall 2018 77 (4)	Patrick J. Kiger	The real estate industry traditionally has valued gut instinct and experience, but the ability to collect, analyze, and visualize vast amounts of information could be the new competitive edge.
<i>Examining the spatial relationship between environmental health factors and house prices</i>	Journal of European Real Estate Research/ 2018	Michael J. McCord, Sean MacIntyre, Paul Bidanset, Daniel Lo, and Peadar Davis	Unlike the market for most tangible goods, the market for environmental quality does not yield an observable per unit price effect. As no explicit price exists for a unit of environmental quality, this paper aims to use the housing market to derive its implicit price and test whether these constituent

			elements of health and well-being are indeed capitalized into property prices and thus implicitly priced in the market place.
<i>The financial state of municipalities and the effect on housing values</i>	Journal of Housing Research/ 2018, 27 (1)	Anne Anders and Richard Gearhart	This study investigates the impact of municipalities' financial condition on the housing values within that municipality.
<i>Getting ahead of the market: how big data is transforming real estate</i>	Urban Land/ Fall 2018 77 (4)	Babriel Morgan Asaftei Sudeep Doshi, John Means, and Aditya Sanghvi	This article presents research describing the impact of proximity to local amenities on housing prices.
<i>Going-concern appraisals vs. business valuations</i>	Canadian Property Valuation/ 2018, 62 (4)	J.T. Dhoot	This article discusses going-concern appraisals and business valuations by outlining the differences between the two practices.
<i>Green house appraising: a developing market segment</i>	Canadian Property Valuation/ 2018, 62 (3)	Preston Hartwig	The author discusses the challenges of appraising green homes with limited comparables.
<i>Highest and best use and property rights: does it make a difference?</i>	Appraisal Journal/ Summer 2018, 68 (3)	Stephen F. Fanning, Larry T. Wright, and Rick J. Muenks	Fee simple property rights application in tax appraisal is a continuing debate in the courts and taxing jurisdictions and among appraisers. This article addresses the question of how highest and best use fits in this definitional debate.
<i>Housing depreciation revisited: hedonic price modeling versus assessor estimates</i>	Journal of Housing Research/ 2018, 27 (1)	Steven Shultz	The author explains age and condition driven rates of structural depreciation for single-family housing based on hedonic price modeling representing the perceptions of home buyers/sellers compared to tax assessor depreciation estimates for 47,000 homes in Sarpy County, Nebraska.
<i>Impact of artificial neural networks training algorithms on accurate predication of property values</i>	Journal of Real Estate Research/ July-September 2018, 40 (3)	Joseph Awoamim Yacim and Douw Gert Brand Boshoff	This study extended the use of artificial neural networks (ANNs) training algorithms in mass appraisal. The goal was to verify the comparative performance of ANNs with linear, semi-log, and log-log models.
<i>Impact of homeowner association fees on condominium prices</i>	Journal of Housing Research/ 2018, 27 (1)	Andrew Narwold, Vivek Sah, and Stephen J. Conroy	The authors investigate whether homeowners' association (HOA) fees are capitalized into condominium sales prices in San Diego, California.

<i>Land value differentials resulting from variability between the sales comparison and income approaches in timberland valuation</i>	Appraisal Journal/ Summer 2018, 68 (3)	Austin B. Harris, Christopher N. Singleton, and Thomas J. Straka	This article addresses the complex issues involved in valuing timberland by discussing allocated land value, bare land value, and land value differential.
<i>Market value: what does it really mean?</i>	Appraisal Journal/ Summer 2018, 68 (3)	Michael V. Sanders	Appraisers are routinely confronted with multiple definitions of the terms market value and fair market value, depending on the purpose of the assignment. This article seeks to bring some clarity and consistency to the term market value.
<i>People over parking: planners are reevaluating parking requirements for affordable housing Jeffrey Spivak</i>	Planning/ October 2018, 84 (9)	Jeffrey Spivak	This article discusses how cities are starting to prioritize affordable housing for residents over parking spaces.
<i>Property rights: where do they come from and what do they mean?</i>	Canadian Property Valuation/ 2018, 62 (3)	George Canning	Since real estate valuation is pertinent to the future benefits of property rights, it is important for appraisers to understand the source of those rights and their implications for the appraisal process.
<i>Rent review: does the existing lease matter?</i>	Canadian Property Valuation/ 2018, 62 (3)		When reviewing rent under a lease, does the decision-maker rely upon the terms and conditions of the existing lease or is there another reference point? The answer depends, of course, on the wording in the lease and can turn on some fine distinctions.
<i>Seattle fine-tunes backyard cottages</i>	Planning/ October 2018, 84 (9)	Vanessa Murdock and Marj Press	This article looks at how Seattle has added new requirements to accessory dwelling units.
<i>Should contamination remediation costs be deduced from an expropriation compensation payment?</i>	Canadian Property Valuation/ 2018, 62 (4)	John Shevchuk	When a person has his or her property interests expropriated, should the expropriating party be able to deduct actual or estimated costs to remediate contamination? American courts have arrived at different conclusions on the question. It appears that Canadian courts have not yet expressly considered the point. The purpose of

			this article is to describe the competing positions.
<i>Towns, gowns, and real estate</i>	Governing/ October 2018, 32 (1)	J. Brian Charles	This article focuses on New Haven, Connecticut and the relationship with Yale University as the biggest commercial retail developer.

New Electronic Resources - Access the fulltext in LibraryLink.			
Article Title	Publisher or Journal Title/Date	Author(s)	Description
<i>3D printable houses begin to take shape</i>	Land Lines/ October 2018, 30 (4)	Rob Walker	This article discusses the use of 3D printing techniques to manufacture housing projects in Eindhoven, the Netherlands.
<i>Application of the cost approach to value internally developed computer software</i>	Insights/ Summer 2018, Issue 116	Connor J. Thurman	This discussion focuses on generally accepted methods that valuation analysts may use to value internally developed computer software for property tax purposes.
<i>Big box divided</i>	Valuation: Insights and Perspectives / Third Quarter 2018, 23 (3)	Leslie P. Sellers and Paula K. Konikoff	Commercial real estate has evolved into a two-tiered asset class where some investors buy and sell assets based on corporate credit ratings and guarantees rather than on property location and market attractiveness of the real estate. When taking on these assignments, appraisers are challenged to understand motivations, liquidity, ownership responsibilities and risk.
<i>The case for preserving Costa-Hawkins: how rent control reduces property values, hurts small businesses and limits state and local tax revenue</i>	UC Berkeley: Fisher Center for Real Estate and Urban Economics Working Paper/ 2018	Kenneth T. Rosen	This article briefly discusses how harsher rent control in California would only exacerbate the current shortage of available housing in California instead of helping the situation.
<i>An exploration of property-value impacts near utility-scale solar installations</i>	LBJ School of Public Affairs and Lawrence Berkeley National Laboratory/ 2018	Leila Al-Hamoodah, Kavita Koppa, Eugenie Schieve, D. Cale Reeves, Ben Hoen,	This paper investigates where large solar installations are located, the housing and income characteristics of the surrounding areas, and if the installations affect nearby residential property values.

		Joachim Seel and Varun Rai	
<i>Growing unfairness: the rising burden of property taxes on low-income households</i>	Office of the New York City Comptroller/ 2018	Steven Giachetti and Preston Niblack	This report examines and measures the impact of rising residential property taxes on New York City households over the 2005 -2016 period, providing a detailed analysis of how property tax increases have affected households at different levels of the income distribution.
<i>The hidden costs of TIF: reconsidering a vaunted economic development tool</i>	Land Lines/ October 2018, 30 (4)	Anthony Flint	This article looks at the behind the scenes consequences of TIF districts and how states are reimagining TIFs to address the current problems, such as lower funds going to public schools.
<i>Historical and current trends in wind energy operations costs and project availability</i>	National Renewable Energy Laboratory / 2018	Ivan Gil-Vazquez, Rick Mitchell, and Cathy Syme	The purpose of this report is to enable National Renewable Energy Laboratory (NREL) to develop a historical turbine operating cost and reliability baseline that is grounded in a representative sample of empirical data from North America and at the same time, enhance NREL's ability to understand if and how technological advancements have impacted project operating costs and reliability.
<i>Housing affordability in a global perspective</i>	Lincoln Institute of Land Policy Working Paper / 2018	Achilles Kallergis, Shlomo Angle, Yang Lui, Alejandro M. Blei, Nicolas Galarza, and Patrick Lamson-Hall	This paper discusses housing affordability in cities the world over based on data from the Land and Housing Survey in a Global Sample of Cities.
<i>Housing the homeless: booming cities address the growing crisis on their streets</i>	Land Lines/ October 2018, 30 (4)	Kathleen McCormick	This article covers the various methods cities are using to house their homeless populations from converting old motels to tiny houses.
<i>How do households value the future?: evidence from property taxes</i>	Centre for Economic Performance/ 2018	Hans R. A. Koster and Edward W. Pinchbeck	Despite the near ubiquity of inter-temporal choice, there is little consensus on the rate at which individuals trade present and future costs and benefits. The authors

			contribute to this debate by estimating discount rates from extensive data on housing transactions and spatio-temporal variation in property taxes in England.
<i>Improving tax increment financing (TIF) for economic development</i>	Lincoln Institute of Land Policy/ 2018	David Merriman	This report explains how tax increment financing (TIF) districts work, illustrates TIF use with case studies from around the country, discusses the rationales for using TIF, describes TIF's potential benefits and pitfalls, and reviews a large body of academic work that evaluates TIF's effects on economic development.
<i>Improving tax increment financing (TIF) for economic development</i>	Lincoln Institute of Land Policy/ 2018	David Merriman	This report explains how tax increment financing (TIF) districts work, illustrates TIF use with case studies from around the country, discusses the rationales for using TIF, describes TIF's potential benefits and pitfalls, and reviews a large body of academic work that evaluates TIF's effects on economic development.
<i>Labor tax reductions in Europe: the role of property taxation</i>	Deutsche Bundesbank/ 2018	Marcin Bielecki and Nikolai Stahler	The authors use a New Keynesian DSGE model with search frictions on the housing market in Europe to evaluate how financing a labor tax reduction by higher property taxation affects the real economy and welfare.
<i>Land value capture: tools to finance our urban future</i>	Land Lines/ October 2018, 30 (4)	Lourdes German and Allison Ehrich Bernstein	This policy brief lays out how the public sector can recover and reinvest land value increases that result from public investment and other government actions.
<i>PILOTs: what are they and are they affected by institutional and/or economic constraints? The case of Wisconsin municipalities</i>	Journal of Public and Nonprofit Affairs/ Fall 2018, 4 (3)	Craig S. Maher, Ji Hyung Park, and Bit An	Following the rise of tax and expenditure limitations in the 1970s, scholars have focused on assessing the effects of these limitations on local government fiscal outcomes. One key takeaway has been local governments' decreasing reliance on property taxes and increased use of nontax revenue sources, in particular fees and changes. This study builds on this work by focusing on a particular

			type of fee—that is, payments in lieu of taxes (PILOTs).
<i>Predicting municipal fiscal distress: aspiration or reality?</i>	Lincoln Institute of Land Policy Working Paper / 2018	Tracy Gordon	Cities face a host of fiscal challenges, many of which were laid bare in the Great Recession. Results presented here will help state and federal policymakers concerned with responding to municipal fiscal distress as well as voters wishing to make informed choices about their fiscal futures.
<i>Policy implementation under stress: central-local government relations in property tax collection in Tanzania</i>	CMI Working Paper/ February 2018, (1)	Odd-Helge Fjeldstad, Merima Ali, and Lucas Katera	The administration of property taxes in Tanzania has been oscillating between decentralised and centralised collection regimes. This paper examines how inter-organisational cooperation influenced implementation of property tax reforms.
<i>Predicting municipal fiscal distress: aspiration or reality?</i>	Lincoln Institute of Land Policy Working Paper / 2018	Tracy Gordon	Cities face a host of fiscal challenges, many of which were laid bare in the Great Recession. Results presented here will help state and federal policymakers concerned with responding to municipal fiscal distress as well as voters wishing to make informed choices about their fiscal futures.
<i>The preservation of subsidized housing: what we know and need to know</i>	Lincoln Institute of Land Policy Working Paper / 2018	Vincent Reina	This report aims to analyze what is known about subsidy expirations and the preservation of supply-side affordable housing, and it identifies gaps in the knowledge about preservation.
<i>Property owners' knowledge and attitudes towards property taxation in Tanzania</i>	CMI Insight/ August 2018, (1)	Merima Ali, Odd-Helge Fjeldstad, and Lucas Katera	Information on property owners' knowledge about and attitudes towards the property tax system, including their acceptance of paying the tax, are required for better analysis and more informed tax policy design. In article the authors present findings from a survey of property owners in Dar es Salaam and Mtwara.
<i>Property tax and land use: evidence from</i>	RIETI Discussion Paper	Miyazaki Tomomi and Sato Motohiro	This paper examines the effects of property tax reforms at the beginning of the 1990s in Japan through

<i>the 1990s reform in Japan</i>	Series 18-E-072/ 2018		theoretical and empirical investigation.
<i>Property tax exemption for government-owned real estate in Mexico</i>	Modern Economy/ January 2018, 9 (1)	Nicolas Guadalupe Zuniga Espinoza and Marcela Astudillo Moya	The purpose of this article is to contribute to reflection on whether or not current policies exempting government-owned real estate from paying property tax are appropriate, from the perspective of Mexican municipal finance laws.
<i>Property taxation in developing countries</i>	CMI Brief/ March 2017, 16 (1)	Merima Ali, Odd-Helge Fjeldstad, and Lucas Katera	Property tax raises on average revenues of less than 1% of GDP in developing countries. There is a growing eagerness among policy makers to increase its share in GDP. This policy brief provides a theoretical rationale behind such enthusiasm by discussing the reasons for considering the property tax as a 'good' tax compared to other forms of taxes.
<i>Property taxes as a policy response to foreign investment as a perceived cause of housing unaffordability</i>	Journal of the Australasian Tax Teachers Association/ 2018, 13 (1)	Jonathan Barrett	Foreign investors are commonly blamed for exacerbating housing unaffordability, and taxes have been raised to remedy this perceived mischief. Drawing initiatives introduced by jurisdictions around the Pacific Rim, this article considers behaviour-modifying property taxes as a policy response to the perceived exacerbating effect of foreign investment on housing unaffordability.
<i>The role of information communication technology to enhance property tax revenue in Africa: a tale of four cities in three countries</i>	International Centre for Taxation and Development Working Paper/ 2018	William McCluskey, Riel Franzsen, Mundia Kabinga, and Chabala Kasese	With reference to four African cities, this paper comments on the benefits and challenges relating to the use of information communication technology in the administration of property tax and other own-source revenues.
<i>State and local government workforce: 2018 data and 10 year trends</i>	Center for State and Local Government Excellence/ 2018	Center for State and Local Government Excellence	Since 2009, the Center has been conducting surveys on workforce issues facing state and local employers. This report presents both the data from the 2018 survey and comparisons to historical data.

<i>State limits on property taxes hamstring local services and should be relaxed or repealed: Michigan, Massachusetts, Oregon, and New York reveal range of problems with limits</i>	Center on Budget and Policy Priorities/ 2018	Iris J. Lav and Michael Leachman	This report looks at the problems that property tax limits have caused across the country and focuses on four states: Michigan, Massachusetts, Oregon, and New York.
<i>Succession planning</i>	Center for State and Local Government Excellence/ 2017	Elizabeth Kellar, Amber Snowden, and Christine Becker	This report focuses on the use of succession planning in state and local governments.
<i>Taxing the urban boom: property taxation in Africa</i>	CMI Insight/ March 2017, (1)	Odd-Helge Fjeldstad, Merima Ali, and Tom Goodfellow	In this article the authors examine political and administrative constraints facing the development of effective property tax systems in Africa.
<i>Texas property taxes soar as homeowners confront rising values</i>	Southwest Economy/ Third Quarter 2018	Jason Saving	This article discusses the rise in property taxes in Texas and the various reasons why the property taxes are limited in how they can be controlled in Texas.
<i>Uncharted waters</i>	Valuation: Insights and Perspectives / Third Quarter 2018, 23 (3)	Peter Haapaniemi	The effects of rising sea levels are becoming increasingly real to coastal communities and property owners – and pose a challenges to valuation professionals tasked with appraising potentially at-risk properties.
<i>Workforce of the future: strategies to manage change</i>	Center for State and Local Government Excellence/ 2018	Elizabeth Kellar and Gerald Young	This report discusses the shift in local and state governments in order to adapt to changing workforce demographics
<i>What drives neighborhood revival?: qualitative research findings from Baltimore and St. Louis</i>	Lincoln Institute of Land Policy Working Paper / 2018	Alan Mallach and Karen Beck Pooley	The authors conduct a case study of neighborhood revival in St. Louis and Baltimore, two legacy cities showing both significant signs of revival along with persistent poverty and neighborhood distress. They discuss a proposed a model of neighborhood revival, as well as explore why certain neighborhoods revived while others didn't, as well as the racial and economic equity implications of these neighborhoods' revival.

<i>Working smart</i>	Valuation: Insights and Perspectives / Third Quarter 2018, 23 (3)	Mark R. Linne	The shift to artificial intelligence, or AI, is moving faster than expected, and some predictions suggest that by the end of this century more than 70 percent of jobs currently performed by humans will be completely automated. Will the valuation profession be one of them?
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