

TAAD presents

# Valuation of Unique Properties

Friday, November 19, 2010

North Austin/Round Rock Marriott

## Summary of appraisal topics:

- **Valuation Using Limited Sales:** This section reviews the process of establishing residential value when there is limited sales data. The discussion centers on the topics of when there are simply too few sales in a jurisdiction and when the property is so unique that comparables are difficult to find.
- **USPAP:** Discussion and review of USPAP history and standards.
- **Mold Contamination, Mercury Contamination, Meth Labs, Snake Infestation:** Actual market data is used to show the effect of contamination on value. The IAAO *Standard on the Valuation of Properties Affected by Environmental Contamination* is used as part of the reference material.
- **Out of Town Buyers:** Out of Town Buyers uses actual market data to determine if an out of town buyer purchasing several commercial tracts in a small town is market value.
- **Lakefront properties:** What special modifiers and factors apply to lakefront property?
- **Metal-Sided Dwellings:** Metal-sided dwellings are fast becoming common place in sections of the U.S. These are metal type farm buildings that a portion or all of the structure is used as a temporary or permanent residence. Actual cost and sales data will be used to develop guidelines for appraising these unique homes.

**Location:** North Austin/Round Rock Marriott Hotel, 2600

La Frontera Blvd., Round Rock

**Registration deadline:** November 5

**Class Hours:** Registration 7:45-8;

Class 8-12, 1:30-5

**CEs:** 7 hours

**Lodging:** N. Austin/Round Rock Marriott Hotel \$109/single or double; call hotel prior to October 29, ask for TAAD block (512)733-6767 or (800)865-0546

**Instructor:** Rick Stuart, CAE

## Valuation of Unique Properties

Name \_\_\_\_\_ TDLR number \_\_\_\_\_

Jurisdiction \_\_\_\_\_

Mailing address \_\_\_\_\_

Email address \_\_\_\_\_ Phone number \_\_\_\_\_

### Registration enclosed:

TAAD member district \$100

TAAD associate/affiliate member \$150

Nonmember \$175

**Registration fees must reflect current membership status.**

Requests for refunds must be in writing and submitted by **November 12**. A \$75 cancellation fee will be deducted.

Mail to: TAAD, 7700 Chevy Chase Drive; Bldg. One, Suite 425; Austin, TX 78752-1558

### Office Use ONLY

Date: \_\_\_\_\_ Ck #: \_\_\_\_\_ Paid: \_\_\_\_\_ PC: \_\_\_\_\_ DB: \_\_\_\_\_