

Advanced Residential Highest and Best Use: Practical Application

2 hour Course

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Class Outline

This 2-hour class provides a quick review of the fundamental concepts of Highest and Best Use for as-vacant and as-improved residential appraisal assignments. The course will then focus on complex H&BU issues that residential appraisers might experience in their practice. Topics of discussion include

- Zoning
- Excess Land
- Interim Use
- Non-Conforming Use
- Illegal Use (valuing the property “as is”)

Case studies from actual residential assignments will be included to illustrate the appropriate methodology to apply.

The objective of the course is to assist residential appraisers in identifying complex highest and best use problems during the research and inspection phases of the assignment, and to provide examples of the recognized analytical techniques and methodologies available to address those complexities.