

REAA Appraising Homes with Accessory Dwellings Outline

1. Introduction and Topics Covered
2. What is an Accessory Dwelling?
 - a. Definition
 - b. Highest and Best Use and Accessory Dwellings
 - i. Applying HBU to Accessory Dwellings
 - ii. Communicating HBU (Make that Pesky Lender Go Away!)
 - c. Contrast Duplex with Accessory Dwelling
3. Approaches to Value
 - a. Cost Approach
 - b. Sales Comparison Approach
4. Case Studies
 - a. Existing Home with Accessory Dwelling
 - b. Acreage property with Accessory Dwelling
 - c. No Competitive Sales
 - d. Accessory Dwelling vs. Duplex