

ROUND TABLE – LAND VALUATION:

RURAL, SUBDIVISIONS, EASEMENTS & LOT LINE ADJUSTMENTS

TABLE 1 – RURAL LAND –

IS THE LOT BUILDABLE? WHAT TO CONSIDER - SEPTIC, WATER SOURCE, ENVIRONMENTAL ISSUES – WAS THE PROPERTY AGRICULTURAL? IF YES, POTENTIAL FOR CONTAMINATION MUST BE CONSIDERED. STEPS IN THE PLANNING PROCESS – HOW LONG WILL IT TAKE FROM CONCEPTION TO PERMITS?

TABLE 2 – SUBDIVISION ANALYSIS -

WHAT MAKES SUBDIVISION ANALYSIS UNIQUE? WHAT CONCEPTS ARE IMPORTANT? IDENTIFYING THE APPROPRIATE MARKET SEGMENT - ABSORPTION TIME - BLANKET LIENS – PROJECTING FUTURE MARKET CONDITIONS – RECOGNIZING THE CRITICAL FUTURE LOOKING ISSUES

TABLE 3 – VALUING EASEMENTS ETC.

ISSUES SURROUNDING VALUING LESS THAN THE ENTIRE LOT OR MAYBE EVEN JUST AN EASEMENT OVER THE LAND - QUESTIONS TO ASK THE OWNER AND THE LOCAL JURISDICTION – CONSIDERATIONS: LOT COVERAGE RATIOS, WHAT IS INCLUDED AND WHAT ISN'T? UNDERSTANDING THAT VALUE TO ONE PARTY MAY BE LESS, MAY BE EQUAL TO, OR MAY BE MORE THAN TO THE OTHER PARTY.

EACH TABLE DISCUSSION IS 35 MINUTES – YOU WILL BE ABLE TO GO TO ALL TABLES – 5-10 MINUTE BRIEF INTRO AT START AND ROUND UP AT THE END