

Abstract

In recent years, there have been a growing number of sales of environmentally impacted properties. Appraisers now have market sales data that can be used to estimate the effect of environmental contamination on real property value. This article sets forth a framework for analyzing case study data with respect to contaminated or previously contaminated properties. The central message here is that "apples to apples" comparisons must be made, and that a number of specific elements must be considered for a valid and reliable case study analysis. When properly selected and analyzed, case studies can provide useful information for analyzing environmentally impacted properties.

The Analysis of Environmental Case Studies

by Thomas Jackson, Ph.D., MAI, and Randall Bell, MAI

Determining the impacts of environmental contamination on property value requires real estate analysts to address a number of factors and elements not considered in the more typical sales comparison analysis of non-impacted or unimpacted properties. These factors may be considered or analyzed using case studies.

The first step in a case study analysis involves research into the subject property and a determination of the key factors that impact that property. Then, in an effort to determine any effect on value, case studies are developed from other properties that are similarly situated with respect to the subject property and its environmental condition. Like any valuation technique, case study analysis can be properly applied or it can be misused. In order for the analysis to be reliable and valid, the case studies must follow the simple "apples to apples" analogy. This means that the case studies being utilized must have similar property, market, and environmental characteristics to the subject property. Because of the complexity of topics surrounding environmental contamination, these characteristics are not always straightforward. Therefore, their applicability must be carefully examined.

Appraisal methodologies ultimately fall within one of the three traditional approaches to valuation: the cost approach, the sales comparison approach, and the income capitalization approach. Case study analysis involves situations where similar properties have been impacted by similar conditions. Thus, the analysis of case studies is an extension of the sales comparison approach. However, in addition to the typical elements of comparison such as property type and location, valid and reliable environmental case studies must consider additional elements and property characteristics. These elements are outlined in the following pages. Like any application of the sales comparison approach, it is difficult, and in some situations impossible, to find comparables that are identical in all respects to the subject property. Nonetheless, certain key characteristics should be similar for resulting inferences and conclusions to be reliable, valid, and not misleading.

Generally, case studies are utilized when there is a lack of direct market data or where analysis of direct market data need additional support. For example, if the impact of a landfill on surrounding properties were being studied, the most

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