



## This Weeks Featured Appraisal Problem/Solution



For business or for real estate, you need a professional appraisal at some of life's most important moments. Refinancing, legal matters, squabbles with the IRS, buying, selling, insuring, estate issues, probate, or financing. The appraiser you select had better be good, if they are to unlock the door for your needs. We have been successfully solving appraisal problems since 1972 and our appraisers have the credentials you need and the proven abilities you require. Routine or difficult appraisal problems, our experts are prepared to offer an opinion so well documented that adversaries just waive the white flag.

### Appraisal Problem

Subject two buildings have an undisclosed sewer easement at time of purchase. Later the sewer becomes a problem and the City wants to dig up the parking lot and under part of the buildings. The legal question is: what is the diminution of value caused by an undisclosed sewer easement?



The appraisers analyzed the cost of the disruption to tenants due to the undisclosed easement – tenants had to move out during the repair of the sewer. The appraisers analyzed what a buyer would have paid for the property if they had been informed of the sewer easement under the parking and under the buildings. Appraisers analyzed the loss of income to the buildings during repair. A comprehensive report evidently was part of the settlement by the title insurance company due to the undisclosed easement.