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Randall Bell, Ph.D., MAI, and Michael P. Bell, examine the impact of fracking on real estate values. The authors write that fracking has been helpful in reducing the nation's dependence on foreign oil and increased some land value while stimulating the economy. However, they add, there could be negative impacts on real estate value due to concerns over contamination and environmental impacts.

[Valuing the Leased Fee Interest Subject to a Ground Lease—How and Why the Details Matter](#)

Gary S. DeWeese, MAI, reviews the variety of income streams in modern ground leases, including rent escalation provisions, reappraisal provisions and transfer fees.

[Pipelines, Eminent Domain, and Damages to the Remainder: A Texas Lawsuit Trilogy](#)

Joseph B. Lipscomb, Ph.D., MAI, and J. R. Kimball, MAI, use court case rulings to illustrate how damages to the remainder may be measured in eminent domain cases involving takings of land for pipelines.

[Identifying Rights and Interests to Be Appraised in Rural Property](#)

This excerpt from the 2017 Appraisal Institute book "Rural Property Valuation" discusses the common property rights and partial interests related to rural properties, including economic, legal and physical interests.

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