



# Complex Residential Appraisal Syllabus

**Course Hours:** 14

## Instructional Mode

Distance Education

## Learning Resources

*Complex Residential Appraisal*, online text

## Course Description

The Complex Residential Appraisal course will center on the methodology of the appraisal process. Students will begin the course by learning about complex appraisal assignments and gain a better understanding of how issues, such as competency and assessing the scope of work, reflect the appraiser's ability to apply critical thinking to the appraisal process. The course will also focus on deriving and supporting adjustments with a strong emphasis on the Six Functions of \$1. In addition, the course will discuss how to apply the cost and income approaches to complex residential assignments.

This course provides continuing education hours for the licensed real estate appraiser. It is intended to enhance the knowledge and effectiveness of appraisers in all license categories and is approved by the Bureau of Real Estate Appraisers for 14 hours of continuing education.

## Learning Objectives

After completing this course, you will be able to:

1. Differentiate real from personal property and indicate the elements creating and factors affecting the various types of value.
2. Identify the problem in appraisal assignments in order to determine the scope of work required.
3. Recognize how ownership interests and market conditions create complexity in appraising properties.
4. Recall the types of adjustments, their proper sequence, and present value (if applicable) used in the sales comparison approach
5. Recall the techniques of the cost and income approaches that appraisers use arrive at a credible value for the property.
6. Recall the USPAP standards that appraisers must follow in federally regulated transactions.
7. Complete case studies using provided data.

## Course Time Frame

Students must spend a minimum of 14 classroom hours\* in this course. Access to specific assignments will be restricted to ensure that students accumulate the required seat time.

\*A classroom hour is defined as 50 minutes for each clock hour the course is approved.

## Grading/Evaluation Policy

Performance is measured by online lesson quizzes and unit exams. To complete this course successfully, students must complete: 7 Units including all reading assignments, Lesson Quizzes, Case Studies, and Unit Exams. A minimum passing score of 70% or better is required on all assignments. Assignments with scores below 70% must be retaken until the score meets or exceeds 70%.

## Contact Information

**Help Ticket:** [www.alliedschools.com/support.shtml](http://www.alliedschools.com/support.shtml)

**Instructional Support Toll Free:** 888-751-2303

**Student Services Toll Free:** 888-925-4282

**International:** 949-707-5044

**Fax:** 800-898-9188

**Hours:** Monday - Friday, 7:00 a.m. to 6:00 p.m. PST



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## Course Outline and Grading Criteria

<i>Unit Title</i>	<i>Hours</i>	<i>Assignment Title</i>	<i>Points Possible</i>	<i>Required to Pass</i>
1: Introduction	1.50	Unit Exam	10	7
2: Developing the Foundation for the Appraisal	2.25	Unit Exam	10	7
3. Ethical Appraisal Practice	1.25	Unit Exam	10	7
4: Complex Property, Ownership, and Market Conditions	1.50	Unit Exam	10	7
5: Deriving and Supporting Adjustments	2.50	Unit Exam	10	7
6: Applying the Cost and Income Approaches to Complex Residential Assignments	2.50	Unit Exam	10	7
7: Case Studies	2.50	Case Study	10	7
		Case Study	12	9
		Case Study	14	10
		Case Study	15	11
<b>Total</b>	<b>14.00</b>		<b>111</b>	<b>79</b>

## Student Integrity and Academic Honesty Policy

Allied Schools strives to encourage a spirit of honesty and integrity. This policy was created to foster a climate that promotes the most stringent academic standards. Violations of this policy will be dealt with using fair and consistent methods. Committing one or more of the following actions is considered unacceptable and constitutes a violation of this policy:

- Intentionally using or attempting to use unauthorized materials in any academic exercise;
- Intentionally aiding or attempting to aid another student to commit any act of academic dishonesty;
- Bribing or attempting to bribe, or making threats against any individual, with the intention of affecting a grade or an evaluation of academic performance;
- Falsifying any documents;
- Accessing the institution’s computer systems or files without proper authorization.