



# Residential Appraiser Site Valuation and Cost Approach Syllabus

**Course Hours:** 15

**Instructional Mode:**

Distance Education

**Textbooks / Learning Resources**

*Residential Appraiser Site Valuation and Cost Approach*, online text

**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

**Course Description**

This course covers the fundamentals of site valuation and cost approach in appraising real estate. Students will learn about real estate, real property interests, and the factors that affect types of value. The appraisal process along with the types of depreciation and methods of calculation will be discussed. This course also focuses on the topics established by the Appraiser Qualifications Board of The Appraisal Foundation.


**Course Objectives**

After completing this course, you will be able to:

1. Recall the purpose of and designate the uses for site valuation.
2. Designate the methods appraisers use to develop site valuations.
3. Identify the principles and procedures used in the cost approach.
4. Indicate the considerations in analyzing the improvements: exterior and interior.
5. Identify the methods used to estimate replacement and reproduction costs.
6. Identify types of depreciation and their methods of calculation.
7. Identify the procedures used to arrive at a final opinion of value using the cost approach.

**Course Timeframe**

Students must spend a minimum of 15 classroom\* hours in this course. As such, students will not be permitted to access the Final Exam until student have logged 11.75 real hours (705 minutes) in the course and have successfully passed all required assignments. If a student completes the coursework before the 705-minute mark, he or she can log the appropriate time by reviewing the 7 units of content or by taking the optional practice exam. Students will be logged out of the course after 20 minutes of inactivity.

Students can click on the  **Course Time** icon in the Toolbar to view time accumulated. Once the total equals 705 minutes (and students have completed all of the required assignments), students will be granted access to the Final Exam.

\*Classroom hours are measured using a 50 minute hour. 15 classroom hours equates to 12.5 real hours.



*Residential Appraiser*  
*Site Valuation and Cost Approach*  
**Syllabus**

**Grading/Evaluation Policy**

Evaluation is linked directly to the course objectives. Performance is measured by online lesson quizzes, unit exams, and a final exam. To complete this course successfully, students must complete: 8 Units including all reading assignments, Lesson Quizzes, Unit Exams, and a Final Exam. The final exam consists of 30 multiple-choice questions, and you have 60 minutes to complete it. You must answer 70% of the questions correctly to pass the final exam. If you do not pass the final exam, you may retake a different version of the final with no penalty. If you do not pass the exam twice, you must re-enroll in this course and take it over again from the beginning.

**Course Outline and Grading Criteria**

<b>Unit Title</b>	<b>Hours</b>	<b>Assignment Title</b>	<b>Points Possible</b>	<b>Required to Pass</b>
1: Site Valuation: Theory	2.75	Unit Exam	10	7
2: Site Valuation: Application	3.25	Case Study Unit Exam	28 10	20 7
3: Cost Approach: Theory	1.00	Unit Exam	10	7
4: Property Inspection: Improvements	2.25	Unit Exam	5	4
5: Estimating Improvement Costs	1.75	Unit Exam	10	7
6: Depreciation	1.75	Unit Exam	10	7
7: Cost Approach: Summation	1.25	Unit Exam	5	4
Final Exam	1.00	Multiple-Choice	30	21
<b>Total</b>	<b>15.00</b>		<b>118</b>	<b>84</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.