



Real Estate Appraisal Syllabus

Course Hours: 45

Instructional Mode

Distance Education

Textbooks / Learning Resources

Real Estate Appraisal, online text

Course Description

The Real Estate Appraisal course presents a current overview of the theoretical and practical aspects of the subject, with an emphasis on residential appraisal practice. In this course, you will learn about steps in the appraisal process, analyzing highest and best use, valuation methods, appraisal reports, and the appraisal profession.

Course Objectives

After completing this course, you will be able to:

1. Define appraisal, identify appraisal regulatory and licensing agencies, and specify the levels of real property appraiser classifications.
2. Recall the characteristics and ownership interests of real and personal property and the manner in which those interests in real property can be encumbered and conveyed.
3. Recognize the elements that create value and the factors and economic principles that influence the various types of value.
4. Recall characteristics of markets that are integral to real estate transactions—money markets, mortgage markets, and real estate markets.
5. Indicate the order and purpose of the steps in the appraisal process.
6. Identify the items an appraiser must consider when inspecting the site and the exterior and interior of a property.
7. Identify the three main appraisal methods used to develop an opinion of value, including their applications and methodologies.
8. Indicate the steps in reconciliation to determine the final value estimate and identify the appraisal reports recognized by USPAP.
9. Recall the USPAP standards that appraisers must follow in federally regulated transactions.
10. Solve appraisal problems using basic math, algebra, and statistics.

Grading/Evaluation Policy

Evaluation is linked directly to the course objectives. Performance is measured by an online final exam. To complete this course successfully, students must complete: 15 Units including all reading assignments and successfully pass a Final Exam. The final exam consists of 100 multiple-choice questions, and you have 3 hours 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 it after an 18-day period.

Contact Information

Help Ticket: 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



Real Estate Appraisal Syllabus

Course Outline and Grading Criteria

Unit Title	Hours	Assignment Title	Points Possible	Required to Pass
1: The Appraisal Profession	1.50	Unit Quiz	10	<i>Optional</i>
2: Real Property Concepts and Characteristics	1.75	Unit Quiz	10	<i>Optional</i>
3: Legal Considerations in Appraisal	2.75	Unit Quiz	10	<i>Optional</i>
4: Value and Economic Principles	3.50	Unit Quiz	10	<i>Optional</i>
5: Real Estate Markets and Analysis	3.50	Unit Quiz	10	<i>Optional</i>
6: The Appraisal Process	2.75	Unit Quiz	10	<i>Optional</i>
7: Highest and Best Use & Site Valuation	2.00	Unit Quiz	10	<i>Optional</i>
8: Inspecting the Subject Property	3.00	Unit Quiz	10	<i>Optional</i>
9: Sales Comparison Approach	3.75	Unit Quiz	10	<i>Optional</i>
10: Income Approach	4.00	Unit Quiz	10	<i>Optional</i>
11: Cost Approach: Estimating Cost of Improvements	3.00	Unit Quiz	10	<i>Optional</i>
12: Cost Approach: Depreciation of Improvements	2.50	Unit Quiz	10	<i>Optional</i>
13: Reconciliation & Reporting	1.75	Unit Quiz	10	<i>Optional</i>
14: Ethical Appraisal Practice	2.50	Unit Quiz	10	<i>Optional</i>
15: Appraisal Math & Statistical Concepts	3.75	Unit Quiz	10	<i>Optional</i>
Final Exam	3.00	Multiple-Choice	100	70
Total	45		100	70

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.