



Cost Approach Syllabus

Course Hours: 4

Instructional Mode

Distance Education

Learning Resources

Residential Appraiser Site Valuation and Cost Approach, online text

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

Course Description

This course covers the fundamentals of the cost approach in appraising real estate. The appraisal process along with the types of depreciation and methods of calculation will be discussed.

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 4 hours of continuing education.

Learning Objectives

After completing this course, you will be able to:

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 Time Frame

Students must spend a minimum of 4 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: 5 Units including all reading assignments, Lesson Quizzes, and Unit Exams. A minimum passing score of 70% or better is required on all quizzes and exams. Quizzes and exams with scores below 70% must be retaken until the score meets or exceeds 70%.

Course Outline and Grading Criteria

Unit Title	Hours	Assignment Title	Points Possible	Required to Pass
1: Cost Approach: Theory	0.50	Unit Exam	5	4
2: Property Inspection: Improvements	1.00	Unit Exam	5	4
3: Estimating Improvement Costs	1.00	Unit Exam	5	4
4: Depreciation	1.00	Unit Exam	5	4
5: Cost Approach: Summation	0.50	Case Study	3	3
Total	4.00		22	19



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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.