



# Case Studies in Complex Appraisal Syllabus

**Course Hours:** 7

## **Instructional Mode**

Distance Education

## **Learning Resources**

*Case Studies in Complex Appraisal*, online text

## **Course Description**

The Case Studies in Complex Appraisal course will focus on outlining property characteristics that create complexity in an appraisal assignment. This course has intertwined case studies into its structure in order to better show how these specific criteria apply in the appraisal process. The course will also center on diminution in value. Students will read a variety of case studies that examine how to assess the value of properties that consist of detrimental conditions. In addition, the course will present a few examples of advanced case studies whereby students will learn about contributory value and how the environment can impact the value of a subject property.

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 7 hours of continuing education.

## **Learning Objectives**

After completing this course, you will be able to:

1. Recognize the aspects of complexity in appraisals.
2. Consider the detrimental conditions that cause diminution in value and possible post repair stigma.
6. Recall and apply appraisal principles and techniques to case studies.

## **Course Time Frame**

Students must spend a minimum of 7 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: 3 Units including all reading assignments, Lesson Quizzes, Case Studies, 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%.

## **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: Complex Appraisals	1.50	Unit Exam	10	7
2: Diminution in Value	2.50	Unit Exam	10	7
3: Advanced Case Studies	3.00	Unit Exam	5	4
<b>Total</b>	<b>7.00</b>		25	18

## 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.