



## *Selected Topics in Appraisal* **Syllabus**

**Course Hours:** 20

### **Instructional Mode**

Distance Education

### **Learning Resources**

*Selected Topics in Appraisal*, online text

### **Course Description**

Selected Topics in Appraisal brings to light the scope of work needed to appraise complex properties and unique scenarios. The appraisers who contributed their expertise to the articles and case studies in this book illustrate how to apply non-standard valuation methods and techniques to challenging appraisal assignments. Students will see how these expert appraisers approached a problem, evaluated the data, and arrived at a credible result. By receiving insight from master appraisers, students will build their analytical and problem-solving skills and gain the necessary confidence to tackle the out-of-the-ordinary appraisal assignment. Topics covered in this book are reinforced through cases-in-point, real-life examples, photographs, illustrations, forms, charts, and tables.

### **Learning Objectives**

After completing this course, you will be able to:

1. Recognize ethical behavior that helps appraisers resist lender pressure.
2. Identify the types of mortgage fraud schemes that contribute to financial loss and market instability.
3. Recall case studies of implied warranty that relax the common law doctrine of privity of contract.
4. Recognize the processes that are central to the completion of a credible appraisal report.
5. Identify the basic elements needed to establish a quality control program.
6. Differentiate between exposure time and marketing time
7. Recognize property characteristics that may create complexity.
8. Indicate the significant aspect in appraising manufactured homes.
9. Recall factors that make appraising rural properties complex.
10. Categorize divided and undivided ownership interests as partial, shared, or fractional.
11. Identify the steps in a real estate damage assignment.
12. Categorize detrimental conditions.
13. Recall types of environmentally impacted property.

### **Course Time Frame**

You must spend a minimum of 20 classroom\* hours in this course. As such, you will not be permitted to access the Final Exam until you have logged 15.75 real hours (945 minutes) in the course and have successfully passed all required assignments. If you complete the coursework before the 945 minute mark, log the appropriate time by reviewing the 5 units of content. Remember, you 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 945 minutes (and you have completed all of the required assignments), you will be granted access to the Final Exam.

### **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



## *Selected Topics in Appraisal*

# Syllabus

### Grading/Evaluation Policy

Evaluation is linked directly to the course objectives. 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. You must score 70% each quiz and exam. If you do not pass a Lesson Quiz, you will be returned to the beginning of the lesson. If you do not pass a Unit Exam, you must retake another version of the exam. Furthermore, your overall course grade is determined by your Unit Exams and Final Exam scores.

### 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: Ethical Appraisal Practice	3.75	Unit Exam	30	21
2: Creating Credible Appraisals	3.00	Unit Exam	30	21
3: Exposure Time & Marketing Time	2.00	Unit Exam	7	5
4: Complex Appraisals	4.50	Unit Exam	15	11
5: Diminution in Value	5.75	Unit Exam	30	21
Final Exam	1.00	Multiple-Choice	37	26
<b>Total</b>	<b>20.00</b>		<b>149</b>	<b>105</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.