

GENERAL INFORMATION

RE 140 - Real Estate Appraisal - 21078

7:00pm - 10:05 pm Monday, Room BS159 (45 hours of Lecture)

INSTRUCTOR: BARRY R. CLEVERDON

- Certified Residential Real Estate Appraiser License #AR001585
- FHA Approved Appraiser
- Realtor
- National Certified USPAP instructor
- OREA approved Course Provider CP226103
- IFA - National Association of Independent Fee Appraisers and NAIFA Senior Instructor
- Associate Member of Appraisal Institute
- Member of Real Estate Appraiser Association
- Residential Accredited Appraiser - NAR Appraisal Section
- Certified Relocation Professional-Employee Relocation Council
- on the web at: www.appraisertraining.com and www.appraisal-service-sac.com

CONTACTS: Telephone: 783-9770 Fax: 783-9818; Office Hours: 8:30 - 5:00 Monday – Friday, 203 Golden Hill Ct, Roseville, CA 95661; E-Mail at barry1947@calweb.com

TEXTBOOK: Real Estate Appraisal - Walt Huber / Messick / Pivar Third Edition

In addition, students will need 8 Scantron # 882 for tests and homework assignments; 50 answers on each side of Scantron.

COURSE DESCRIPTION: To develop an understanding of real estate appraisal techniques used in appraising of residential properties & general appraisal practices. By practical application in completing processing of appraisal data. Covers purposes of appraisals and the appraisal process. Different approaches to value, methods and techniques used to determine the values of various types of property. Emphasis on residential single-family properties. Application of Valuation concepts for real estate agents. Course covers concepts of what the appraiser does within the scope of the appraisal process. Course will cover general discussion on licensing, practices of appraisers, FIRREA, Uniform Standards of Professional Appraisal Practice (USPAP) in a limited scope. Course does NOT qualify for the 15 hour USPAP requirements for licensing.

COURSE OBJECTIVES: Course will require student to do the homework, participate in class discussion and will work through the concepts of three approaches to value, coverage of form reports commonly used in residential appraisal. The class will cover various requirements placed on the appraiser; how to structure the process; analyze data; and project conclusions.

COURSE REQUIREMENTS: Attendance is important due to homework & general classroom information.

* More than 3 absences may result in student being dropped without notice. Attendance sheet will be handed out each week to confirm who attended. Please sign in by your name on the roll sheet. Mark it carefully as this is the class record! If desiring to drop student is responsible to do the drop.

GRADING, ATTENDANCE CRITERIA: Homework, projects & tests: Homework is expected to be submitted on date due and no late homework will be accepted! Two unannounced spot tests may be presented and given at any time. If not present no makeup of these is allowed. If you expect to miss a class when homework, or assignment, is due either turn your homework in early, or FAX or e-mail it to me to arrive no later than the day of the scheduled class. No homework will be accepted after scheduled dates! Homework and test answers to be on Scantron form 882. Homework assignments will be on my personal website at www.appraisertraining.com and also handed out in class. There are five homework assignments provided by the instructor. These will include questions related to lecture and textbook. Not all answers are in the text book. Instructor will supplement course with more recent changes to materials during class discussion. .

There are three major tests for the course. 80 question Take Home test applying to the first half of the course and a similar 50 question Take Home test for the second half of the course. There will be a closed book 40 question Final Exam on the last date of the semester in addition to the Take Home Final Exam. In class exams are to be taken on night scheduled. If needing alternate dates these require special scheduling and these can be before the Mid-term or Final exam dates indicated. Homework and exams will be collected need to be done on or before dates indicated.

NO LATE HOMEWORK IS ACCEPTED & THERE WILL BE NO MAKE UP FOR TESTS MISSED!

(If you are going to miss class, get the homework due that day to me before the scheduled class date. FAX to my office 916-783-9818 or e-mail it to barry1947@calweb.com. No homework will be accepted after due dates indicated.)

Total points: 300.

A: 270 -300 B: 240 - 269 C: 210 -239 D: 180 - 209 below 180 F

Take home test: First Half 90 points on take home test. Two unannounced spot tests of 5 points each will be presented to the class during the semester. Second half Take Home Test 50 points. Final Exam 40 points. Homework assignments Exercise 1 is 20 points with Exercises 2- 5 with 25 points. Total of five exercises for 120 points. Exercise 2 – 5 have a portion of the URAR document included.

If the Student drops the course without withdrawing a "F" grade is required by college requirements. It is important for the student to submit the drop request to the school! Homework exercises. Grading is done by total points obtained throughout the course with the final grade based on the total. 8 Scantron 882 needed for course. (A spare is recommended & packets might be less expensive).