



# “Cost Approach to Value”

7 hour Continuing Education course OREA C.E. #10226C006

March 30, 2011 8:30 A.M. - 4:30 P.M.

Marshall Swift - creation of supportable conclusions

203 Golden Hill Ct • Roseville • CA 95661

Contact Barry R. Cleverdon 916-783-9797 or e-mail [seminars@calweb.com](mailto:seminars@calweb.com)

AQB Certified USPAP instructor - 10462. Certified Residential Real Estate Appraiser AR001585

(On the web at: [www.appraisertraining.com](http://www.appraisertraining.com) - check for more details )

Taking the test for licensing or upgrading? This information very appropriate to prepare for the test.

- ◆ This is an area that regulatory agencies, FHA, FNMA, all indicate being inadequately completed. Abstraction and allocation concepts covered in the class. These are common for use in the Cost Approach site value conclusion.
- ◆ Marshall Swift Residential Cost data is basis of this course but discussion of Bluebook, Buildercost.com also included. The Marshall Swift is considered an important resource for data analysis. Must be adjusted for issues based on locale of property. Does not include some local indicators, is a cost guide and lacks entrepreneurial profit and local costs and fee charges. Done properly can be very accurate. Discussions of process and use of different forms of depreciation. Appraiser concluding an accurate costs approach conclusion needs to supplement the published data by local area fees, school impact fees, city or county application & processing fees
- ◆ The course covers creation of a supportable cost approach to value analysis. Includes language to consider for using in a report related to using or not using this approach to value. Insurance value clause as to not allowing it's use for this purpose. Why Clients ask for the Cost approach to Value? What an appraiser should consider when creating a properly created valuation document. What should be included in the report. Creating supportable documentation. This is an appraisers decision consideration.
- ◆ Property inspection criteria, construction quality issues. Conversions from a prior use may have causes atypical fees and costs for conversion. Appraiser needs to correctly identify the properties quality of construction. Features, adequacies, improvements.
- ◆ Why the cost approach indicator may be higher or lower than a market value indicator. External obsolescence evidenced by REO market? Effective age calculations. How to figure what the remaining economic life of a property is. Abstraction of improved site sales for site value conclusions. Discussion on how to enhance Marshall Swift for accuracy. What is site versus lot? Unique issues of working with historical properties, atypical properties, governmental influences on costs to build. Restrictions placed on building. Site valuation based on the zoning and highest and best use.

## Registration Form

Cost Approach to Value - 7 hour C.E. OREA 10226C006

March 30, 2012: 8:30 A.M. - 4:30 P.M.

Name \_\_\_\_\_ License # \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_, California ZIP \_\_\_\_\_  
 Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_ E-mail address \_\_\_\_\_

\* Mail or Fax this document with credit card information below

\* If paid by Check: Make Check Payable to & please enclose check with mailed registration form to:

Barry R. Cleverdon - 203 Golden Hill Court, Roseville, CA 95661 - FAX 916-783-9818

(Confirmation of receipt of check, credit card order & registration will be provided)

- Charge my Visa card Account Number \_\_\_\_\_
- Charge my MasterCard Name on Card \_\_\_\_\_
- Charge my Discover card Expiration Date \_\_\_\_ / \_\_\_\_ Security Code \_\_\_\_ **Fee: \$150**

**Signature:** \_\_\_\_\_

Be sure to sign the signature line - cannot process credit charges or complete enrollment without this signature

or call 916-783-9797 for more information

1/26/12

Refunds for enrollment are available up to 5 days prior to date of class scheduled. \$25 cancellation fee if enrollment is not canceled prior 5 days prior to date of class.