

Syllabus

Course 801 - Site Analysis and Evaluation

Session 1 - Methods of Collecting Data

The Appraisal Process
The Appraisal Process Diagram
Major Classes of Data
Sources of Data
Neighborhood Data Form
Sales Data
Sales Data Form
Quiz

Session 2 - Principles Influencing Value

Terms
Basic Value Principles
Review of Principles
Quiz

Session 3 - Neighborhood Analysis: Residential Case Problem

Introduction
Data Needs
Neighborhood Data Form
Subdivision Map
Boundary Solution
Neighborhood Stages
Trends
Complete Neighborhood Data Form

Session 4 - Site Analysis: Residential Case Problem

Introduction
Highest and Best Use Review
Site Data Form
Completed Form

Session 5 - Site Valuation: Residential Case Problem

Introduction

Comparable Sales Data

Sales Data Form

Sources of Sales Data

Verifying Sales Data

Application

Sales Data

The Adjustment Process

Units of Comparison

The Location Factor

The Physical Factor

Depth Tables

Depth Table

Using Depth Tables

Completed Adjustment Sheet

Value Estimate

Abstraction and Allocation

Abstraction Chart

Session 6 - Commercial Site Analysis: The Land Residual Technique

Introduction

Basic Terms

The Model

Case Study

Converting Income into Value

Explanation

Applying the Land Residual Technique

Income Left Over to the Land

Estimate the Land Value

Final Examination