COURSE NUMBER: RELE 1303

COURSE TITLE: REAL ESTATE APPRAISAL

CREDIT HOURS: 3
LECTURE HOURS: 3

COURSE DESCRIPTION:

A study of the central purposes and functions of an appraisal, social and economic determinant of value, appraisal case studies, cost, market data and income approaches to value estimates, final correlations, and reporting. 3 credit hours. (w)

COLLEGE REPEAT POLICY: A student may repeat this course only once after receiving a grade, including “W”.

STUDENT LEARNING OUTCOMES:

After successful completion of this course, the student should be able to:

1.0 DEMONSTRATE COMPETENCY REGARDING THE CONCEPTS AND PRINCIPLES OF REAL ESTATE APPRAISAL

1.1 Describe the purpose and use of an appraisal.
1.2 Describe the different types of value which could be appraised.
1.3 Describe the basic appraisal principles.
1.4 List the three types of appraisal reports and state when they should be used.
1.5 Discuss the fundamental concepts of real estate such as estates and tenancies.

2.0 COMPLETE THE APPRAISAL FORMS NECESSARY TO APPRAISE A SINGLE FAMILY RESIDENCE.

2.1 Complete a residential appraisal.
2.2 Draw a residential floor plan.
2.3 Calculate the square footage from a residential floor plan.

3.0 DEMONSTRATE A KNOWLEDGE OF APPRAISAL DESIGNATIONS AND CERTIFICATIONS AND LICENSURE.

3.1 Describe the different designations and certification and licenses.
4.0  DEMONSTRATE A WORKING KNOWLEDGE OF THE THREE TYPES OF APPRAISALS.
   4.1  State the four forces that influence real property value.
   4.2  Differentiate between the different types of "value", "price" and "cost".
   4.3  List the three approaches to appraisal and explain each.
   4.4  Define "reconciliation."
   4.5  Discuss depreciation.
   4.6  Calculate the Gross Rent Multiplier for a property.
   4.7  Apply the capitalization rate to a property.

5.0  DEMONSTRATE COMPETENCY REGARDING THE STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND ETHICS OF APPRAISING.
   5.1  Describe in general the Uniform Standards of Professional Practice.
   5.2  Discuss "FIRREA" (Federal Institutions Reform, Recovery, and Enforcement Act) and how this legislation relates to the appraiser.
   5.3  Describe the relationship between the appraiser and the client.

6.0  DEMONSTRATE A WORKING KNOWLEDGE OF TECHNOLOGY APPLICABLE TO APPRAISAL MATTERS.
   10.1 Locate information on the Appraisal Foundation web site.
   10.2 Locate information on the Central Appraisal District web site.

ATTENDANCE POLICY:

A maximum of one class session (cumulative maximum of 5 hours) may be missed. Arriving late or leaving early will be counted against the allowable 5 hours. If you have missed more than 1 class sessions or 5 hours total you will receive a failing grade for the course.

You are responsible for finding out the materials missed and you must select a classmate to advise you of the materials you missed, any changes in schedule and to collect materials for you for the days that you are late or absent.

Withdrawing from a course is a formal procedure which must be done by the date stated on the first page. This must be done by the student. The instructor cannot do it for you. If you simply stop attending you will receive a failing grade for the course.

The last day to withdraw from this course is stated in the Collin Registration Guide and on the front page of this syllabus.

Religious Holy Days: please refer to the current Collin Student Handbook.

ADA STATEMENT:

It is the policy of Collin county Community College to provide reasonable accommodations for qualified individuals who are students with disabilities. This
College will adhere to all applicable federal, State and local laws, regulations and guidelines with respect to providing reasonable accommodations as required to afford equal educational opportunity. It is the student’s responsibility to contact the ACCESS office, SCC-G200 or 972.881.5898 (V/TTD:972.881.5950) in a timely manner to arrange for appropriate accommodations.

ACADEMIC ETHICS AND CLASSROOM CONDUCT:

The College District may initiate disciplinary proceedings against a student accused of scholastic dishonesty. Scholastic dishonesty includes, but is not limited to, statements, acts, or omissions related to applications for enrollment or the award of a degree, and/or the submission as one’s own work material that is not one’s own. Scholastic dishonesty may involve, but is not limited to, one or more of the following acts: cheating, plagiarism, collusion, use of annotated texts or teacher’s editions, and/or falsifying academic records.

Plagiarism is the use of an author’s words or ideas as if they were one’s own without giving credit to the source, including, but not limited to, failure to acknowledge a direct quotation.

Cheating is the willful giving or receiving of information in an unauthorized manner during an examination, illicitly obtaining examination questions in advance, copying computer or Internet files, using someone else’s work for assignments as if it were one’s own, or any other dishonest means of attempting to fulfill the requirements of a course.

Collusion is intentionally aiding or attempting to aid another in an act of scholastic dishonesty, including but not limited to, providing a paper or project to another student; providing an inappropriate level of assistance; communicating answers to a classmate during an examination; removing tests or answer sheets from a test site, and allowing a classmate to copy answers.