

Syllabus for AREC/REL 453
Introduction to Real Estate Appraisal Practices
Distance Version

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Course Objective: The course has four major learning outcomes:

- Explain how the cost approach is used to value real estate. Including the strengths and weaknesses of this approach.
- Explain how the sales approach for residential, commercial, and farm property.
- Explain how the income approach is used to estimate the value of land and improvements for commercial and farm properties.
- Understand how results from the three approaches are reconciled into one estimate of value.

Prerequisites: The course is taught assuming students have had Introduction to Real Estate Principles (AREC/REL 452).

Student Learning Outcomes:

This course addresses two key learning outcomes for the Department of Agricultural and Resource Economics

- *Technical Competence* – Graduates will demonstrate technical competency including the ability to appropriately use economic theory in formulating analytical problems, identifying and gathering appropriate data, and employing appropriate economic methods to analyze those problems utilizing appropriate available computer technology.
- *Problem Solving Skills* – Graduates will demonstrate the ability to solve real-world problems beyond the context of the classroom. Students will be able to identify a problem and its scope, evaluate resources available to address the problem, formulate alternative solutions, and select the solution(s) most consistent with a stated objective.

Principles of Community: I strongly endorse and support the Principles of Community as a guideline for appropriate interactions between me and each of you, as well as interactions among yourselves. These principles include

- *Inclusion* – We create and nurture inclusive environments and welcome, value and affirm all members of our community, including their various identities, skills, ideas, talents and contributions.
- *Integrity* – We are accountable for our actions and will act ethically and honestly in all our interactions.
- *Respect* – We honor the inherent dignity of all people within an environment where we are committed to freedom of expression, critical discourse, and the advancement of knowledge.
- *Service* – We are responsible, individually and collectively, to give of our time, talents and resources to promote the well-being of each other and the development of our local, regional and global communities.

- *Social Justice* – We have the right to be treated and the responsibility to treat others with fairness and equity, the duty to challenge prejudice, and to uphold the laws, policies and procedures that promote justice in all respects.

Personal Health: Each of us can reach points in our lives where external pressures, personal setbacks and substance abuse issues can become overwhelming and potentially harmful. Please know that I and many other members of the CSU community are here to help and support you through these difficult times. Feel free to contact me anytime if you need advice or counsel, or visit with someone at the university level who is professionally trained to assist. They can be reached at 970-491-6053 or at <https://health.colostate.edu>.

Grading: The course grading will be on a 500 point scale, broken down as follows:

- A. Classwork (300 points). Two one hour exams will be given in class. Each will be worth 150 points. The last exam will not be comprehensive, but will focus on material covered since the first exam. Consistent with all exams in the appraisal profession, all questions are multiple choice.
- B. Homework (200 points). Seven homework assignments will be given to help students understand the concepts presented in class.

Examinations: In accordance with Colorado State University OnlinePlus proctoring guidelines, students have three options for having online exams proctored for this course. All three options require you to submit a Proctor Identification Form found at <http://www.online.colostate.edu/proctoring/> at least two weeks prior to the first date the exam is available.

Proctoring Options:

1. Work with an eligible proctor outside of Colorado State University. Your proctor selection is subject to approval. Any costs incurred due to using an outside proctor is your responsibility. Please review the eligibility guidelines found on the OnlinePlus website when selecting an outside proctor.
2. Take the exam at an OnlinePlus facility in Fort Collins or Denver, or at the University Testing Center (UTC) on-campus. Schedule an appointment at least three days before you need to take your exam. OnlinePlus offices do not charge for proctoring services. Contact OnlinePlus at (970) 492-4704 (Fort Collins) or (303) 573-6318 (Denver) or the UTC at (970) 491-6498 for more information.
3. Use ProctorU, an online proctoring service, requiring a webcam and microphone. Schedule an exam with ProctorU at least four days before you need to take your exam. The cost for online proctoring is included in the cost of the course.

Visit the OnlinePlus website at <http://www.online.colostate.edu/answers/services/proctoring.dot> for more information about your proctoring options and eligible proctors.

It is your responsibility to select an eligible proctor, schedule exams with your proctor, and abide by all rules for bringing only appropriate materials into the testing area. Mobile or other

electronic devices are strictly prohibited. You will need to provide photo identification to your proctor prior to taking any exam. Appropriate identification includes: driver's license, CSU Student ID, passport, or other government issued photo identification.

If you have any questions or concerns about your responsibilities, you may contact OnlinePlus at onlineplus_proctoring@colostate.edu.

Required Texts: The text *Basic Real Estate Appraisal Principles & Procedures* can be purchased from the bookstore. This is the same textbook used in AREC 452.

CLASS SCHEDULE

Day and Date	Topic	Homework/Exams
Weeks 1-2 (January 14-January 27)	Chapter 8 – Sales Comparison Approach	Chap 8 Assignment – Due Tues Jan 30 th
Weeks 3-4 (January 28-February 10)	Chapter 9 – Analyzing and Adjusting Comparable Sales	Chap 9 Assignment – Due Tues Feb 13 th
Weeks 5-6 (February 11-February 24)	Chapter 10 – Valuing the Site	Chap 10 Assignment – Due Tues Feb 27 th
Week 7-8 (February 25-March 10)	Chapter 11 – Introducing the Cost Approach	Chap 11 Assignment – Due Tues, March 13 th Exam #1 to be taken by Friday, March 2 nd
Week 9-10 (March 18-March 31)	Chapter 12 – Estimating Loss in Value: Accrued Depreciation	Chap 12 Assignment – Due Tues, April 3 rd
Weeks 11-12 (April 1-April 14)	Chapter 13 – The Income Approach	Chap 13 Assignment – Due Tues, April 17 th
Weeks 13-14 (April 15 – April 28 th)	Chapter 14 – Income Capitalization: Rates and Techniques	Chap 14 Assignment - Due Tues, May 1 st
Week 15 (April 29 th – May 5)	Chapter 15 – Reconciling the Value Estimates	
Week 16 (May 6-May 12)	Final Exam	Final to be taken by Friday, May 11 th