



COURSE SYLLABUS

Course: **FINN 4413 Real Estate Appraisal**

Prerequisite: FINN 3933

Course Description:

Valuation theories applied to real estate. Characteristics which affect value are studied and valuation methodologies are learned and performed by the students. Focus is on residential real estate but all types of real estate are addressed.

Value of the Course:

Millions of people make their livings in the real estate field. One specialty within the real estate business is the appraisal profession. Real Estate Appraiser's perform a necessary task in the real estate transaction process and provide relevant information by performing a wide array of valuation services. This course will give you insights into the valuation techniques utilized in the appraisal profession which you may use in your careers and in your personal investments. This course also provides educational hours towards state appraisal and sales licensing for the student who wishes to pursue a career in the appraisal field or in real estate sales.

Course Objectives:

- A. To acquaint the student with the concepts and techniques of the real estate appraisal profession.
- B. To establish a foundation for the student with the necessary tools and concepts to effectively analyze and appraise real estate in today's market.

Course Prerequisites:

The prerequisite for this course is FINN 3933. You must have successfully completed the prerequisite or you will be administratively dropped. This action will come after the official rosters (11th day reports) have been printed, at which time it will be past the time when classes may be added, or money refunded for a course.

Text and Other Readings:

Required:

Real Estate Appraisal, Betts (2008), 7th edition, Cengage Learning, ISBN-10: 0324652615
www.cengage.com.

Realty Bluebook, The Real Estate Education Co. Dearborn Publishing 33rd Edition, (2003) 155 N. Wacker Dr., Chicago, IL, 60606, 1-800-428-3846 url www.reealtybluebook.com . Make sure you obtain the accompanying Financial Tables.

Class Procedures:

Class will be conducted on an instructor lecture basis.

Attendance Policy:

Attendance in class is expected of all students. The instructor does not keep formal attendance records. Quizzes and homework cannot be made up without an excused absence or instructor approval. Students who miss a scheduled exam must take the make-up exam at the end of the semester. No one will be given the opportunity to do extra work to improve a grade.

Inclement Weather Policy:

In the event of inclement weather the instructor will make an attempt to conduct regular classes. Students unable to make it to class will be excused and can make-up missed assignments. Classes will be canceled if the University officially closes. If there is any doubt you can contact the University’s Weather Hotline 575-7000.

Examinations:

There will be (3) regular exams worth 50 pts. each and (1) final exam worth 100 pts.

The final exam is comprehensive and will be given on the scheduled date. Everyone must take the final exam.

A comprehensive make-up exam will be given by arrangement for all those missing a one hour exam. A date and time will be announced.

Grading Format:

1st Exam	50 pts.	Appraisal Report	50 pts.
2nd Exam	50 pts.	Homework & Quizzes	50 pts.
3rd Exam	50 pts.		
Final Exam	100 pts.	Approximate Total Points	350 pts.

Term Project:

Each student shall complete an appraisal of a single family dwelling. The student shall select a home to be appraised and complete the Residential Appraisal Report form provided by the instructor. The project will be due near the end of the semester (Date to be announced).

Academic Dishonesty:

In accordance with the Student Handbook, academic dishonesty by any student will not be tolerated. Any student caught in the act of cheating will be subject to the sanction specified in the Judiciary Handbook. (it could be expulsion from the University)

Course Work:

Real Estate Appraisal is a specialized course which will require motivation, discipline and work to successfully complete.

The student is required to read the entire text book and other readings deemed appropriate by the instructor. In addition, the student is expected to become familiar with real estate appraisal practices, and the laws affecting the field in Arkansas. Emphasis is placed upon the applications of concepts as opposed to theoretical issues only.

Supplemental material will be introduced and discussed during lectures. All students are expected to be prepared for class by reading the assigned chapters and/or materials. The instructor may deviate from the schedule provided.

The following is an outline for the course:

Chapter	Topic
1	Real Estate Appraisal and You
2	Legal Consideration in Appraisal
3	The Formal Appraisal Process
4	Focus on Neighborhood, Community & Markets
5	Real Estate Economics and Value
6	Property Inspection and Analysis: The Site
	EXAM 1
7	Property Inspection and Analysis: The Improvements
8	The Sales Comparison Approach
9	Analyzing and Adjusting Comparable Sales
10	Valuing the Site
11	Introducing the Cost Approach
12	Estimating Loss in Value: Accrued Depreciation
	EXAM 2
	Cost Approach Problem
13	The Income Approach
14	Income Capitalization: Rates and Techniques
15	Reconciling the Value Estimates
	EXAM 3
16	Reporting Appraisal Opinions
17	Appraising Special Ownerships and Interests
18	The Professional Appraiser
	Ethics for the Real Estate Appraiser
	FINAL EXAM