

Course Schedule

SECTION 1

Overview	Sign in Course Description, Classroom Rules, Procedures
Part 1. Cost Approach Introduction	Diagnostic Quiz Why Use the Cost Approach? Procedure Principles and Concepts Cost Approach Applications, Challenges in Applying the Cost Approach, and Scope of Work Considerations Review Quiz MORNING BREAK
Part 2. Site Valuation Perspectives	Land-Site Considerations Principles Affecting Site Valuation Identification of Land-Site Characteristics: Physical and Legal Site Valuation Influences Review Quiz MORNING BREAK
Part 3. Market Analysis and Highest and Best Use in Site Valuation	Market Analysis Overview Market Analysis and Site Valuation Performing Market Analysis 3.2 Problem Highest and Best Use Considerations Highest and Best Use and Site Valuation 3.10 Problem 3.11 Problem Practice Test—Section 1 LUNCH

SECTION 2

Part 4. Site Valuation Procedures

Site Valuation Methods
Valuing a Site Using Sales Comparison Analysis
4.1 Problem
4.5 Problem
AFTERNOON BREAK
Market Data Grids
Types of Adjustments
Price Adjustment Procedures
Quantitative Adjustments
4.8 Problem
4.9 Problem
4.10 Problem
Qualitative Analysis
4.13 Discussion Question
Reconciliation
Review Quiz
AFTERNOON BREAK

Part 5. Extraction and Allocation Methods of Site Valuation

Extraction Method
5.1 Problem
Allocation Method
5.3 Problem
5.4 Problem
5.5 Problem
Practice Test—Section 2

SECTION 3

Part 6. Introduction to the Summerville Case Study

Introduction to the Summerville Case Study
Exercise 1

Part 7. Summerville Case Study: Site Valuation

Summerville Case Study: Site Valuation
Exercise 2
MORNING BREAK

Part 8. Characteristics of Improvements

Building Inspection Overview
Construction Classifications (Not BOMA)
MORNING BREAK
Building Codes
Practice Test—Section 3
LUNCH

SECTION 4

Part 9. Characteristics of Improvements, cont.

Building Measurement
9.1 Problem
Building Condition Analysis
Use of Plans and Specifications
Components of Construction Documents
9.2 Problem
Review Quiz
AFTERNOON BREAK

Part 10. Current Construction Cost

Building Cost Analysis
10.1 Problem
10.2 Problem
10.6 Problem
Sources for Cost Data
Cost Estimating Methods
10.8 Problem
AFTERNOON BREAK
10.10 Problem
10.12 Problem
Review Quiz

Part 11. Summerville Case Study: Estimating Current Construction Cost

Exercise 3
Practice Test—Section 4

SECTION 5

Part 12. Depreciation Concepts and Economic Age-Life Methods

Major Considerations in Depreciation Analysis

12.1 Problem

Depreciation—Concepts and Definitions

12.2 Problem

Building Utility Analysis

Economic Age-Life Applications

Modified Economic Age-Life Method

MORNING BREAK

12.9 Problem

12.10 Problem

12.11 Problem

Review Quiz

Part 13. Market Extraction Method

Market Extraction to Derive Estimates of Total
Depreciation

Market Extraction Procedure

Market Extraction Calculations

Applications and Limitations

13.2 Problem

13.4 Problem

Review Quiz

MORNING BREAK

Part 14. Types of Depreciation in the Breakdown Method

Curable Physical Deterioration

Incurable Physical Deterioration—Short-Lived Building
Components

Incurable Physical Deterioration—Long-Lived Building
Components

14.3 Problem

14.4 Problem

Functional Obsolescence Considerations

Measuring Functional Obsolescence

External Obsolescence—Caused by Negative
Influences Outside the Property

14.12 Problem

LUNCH

SECTION 6

Part 15. Exercises in Depreciation

Practice Test—Section 5
15.1 Problem
15.2 Problem
AFTERNOON BREAK
15.3 Problem
15.4 Problem
15.5 Problem
15.6 Problem
AFTERNOON BREAK

Part 16. Summerville Case Study: Depreciation Estimates

Exercises 4 and 5

SECTION 7

Part 17. Cost Approach Review

Cost Approach Review
Cost Approach Reconciliation
Conclusion
Scope of Work
Site Valuation
Construction Cost
Depreciation Estimates
MORNING BREAK

Part 18. Review Questions on Market Analysis, Highest and Best Use, and Site Valuation Procedures

Review Questions on Market Analysis, Highest and Best Use, and Site Valuation Procedures
MORNING BREAK

Part 19. Comprehensive Depreciation Problem Using the Breakdown Method

Comprehensive Depreciation Problem Using the Breakdown Method
LUNCH

SECTION 8

Part 20. Exam Content Review	
	Preparing for the Exam Content Covered in Course (Brief Review of Material) Program and Instructor Evaluations Self-Study and AFTERNOON BREAK Exam Preparation
Exam	
	Exam