

Course Schedule

SECTION 1. (Day 1 Morning)

Registration and Orientation	
7:30–8:00	Registration and Orientation
Part 1. Legal Specialties Requiring Appraisal Services	
	1.1 Discussion Question. Legal Controversies Real Estate Litigation Appraisals Sources of Litigation Appraisal Assignments USPAP Considerations Properties Commonly Containing Non-realty Value
Part 2. Effective Communication with the Trier of Fact	
	Advocate a Value Opinion Multiphase Employment Arrangements Help to Avoid Advocacy The Trier of Fact Is the Appraiser’s Audience Prepare Exhibits for the Trier of Fact to Review during Testimony Miscellaneous Pointers 2.1 Discussion Question. Demonstrative Evidence
Part 3. Environmental Issues	
	Recognizing Indicators of Possible Environmental Contamination Stigma Analysis of an Expert Report for Reliability Alternative Methods of Quantifying Contamination’s Impact on Property Values 3.2 Problem. Contamination and Damages MORNING BREAK Other Environmental Issues Arising in Litigation Cases 3.3 Problem. Endangered Species LUNCH

SECTION 2. (Day 1 Afternoon)

Part 4. Tax Appeal Issues

Mass Appraisal Techniques
Real Estate Tax Expense
Three Phases of a Tax Appeal
USPAP and the Code of Professional Ethics of the Appraisal Institute
Role of the Appraiser
Initial Tax Assessment Review
4.1 Discussion Question
Equitable Tax Assessments
Assessed Value Versus Market Value
Valuation Issues Regarding Ad Valorem Tax Assessments
Loading the Capitalization Rate
4.3 Problem. Tax Appeal
AFTERNOON BREAK

Part 5. Construction Defects

5.1 Discussion Question. Defects and Deficiencies
Construction Defects
Conclusions
5.2 Problem. Mistake by Builder
5.3 Problem. Defect in Property

SECTION 3. (Day 2 Morning)

Part 6. Bankruptcy and Deficiency Judgments	
	Automatic Stay Provisions Bankruptcy Petitions 6.2 Problem. Bankruptcy Cram Down 6.3 Example. Deficiency Judgments
Part 7. Fraud, Misrepresentation, and Breach of Contract	
	Fraud Versus Misrepresentation Principles of Contract Law Burden of Proof and Damages—Criminal Versus Civil Litigation 7.1 Problem. Fraud, Misrepresentation, and Breach of Contract MORNING BREAK
Part 8. Reviewing Appraisals for Litigation	
	USPAP Standard 3 Appraiser Credibility Real Estate Appraisers as Experts Appraisers Who Review Other Appraisers' Work 8.1 Problem. Reviewing Appraisals for Litigation LUNCH

SECTION 4. (Day 2 Afternoon)

Part 9. Miscellaneous Litigation

Divorce Assignments
Income, Gift, and Estate Tax Laws
Partition Litigation
Insurance Litigation
Private Disputes
Appraiser Liability
Regulatory Takings
9.3 Discussion Question

Part 10. The Appraiser as Consultant

Consulting Assignments
Land Use Issues
Mediation and Arbitration

Part 11. Course Review

Advocacy
Effective Communication with the Trier of Fact—Testimony
Environmental Issues
Tax Appeal Issues
Construction Defects
Bankruptcy and Deficiency Judgments
Reviewing Appraisals for Litigation
Miscellaneous Litigation
AFTERNOON BREAK
Self Study
Preparation for exam
Exam