

Schedule

SECTION 1. (Day 1 Morning)

Overview
Registration and Orientation
Part 1. Legal Specialties Requiring Appraisal Services
Real Estate Dual Court System Litigation Appraisals Morning Break
Part 2. Effective Communication with the Trier of Fact
Advocacy/Multi-Phase Contracts Depositions, Triers of Fact, Exhibits Miscellaneous Pointers Morning Break
Part 3. Environmental issues
Competency Concerns Environmental Contamination/Stigma Analysis of an Expert's Report for Reliability Quantifying Contamination's Impact on Property Values Practice Test Lunch

SECTION 2. (Day 1 Afternoon)

Part 4. Environmental issues, cont.

Other Environmental Issues Arising in Litigation Cases

4.1 Problem. Endangered Species

4.2 Problem. Palermo Shopping Center

4.3 Problem. ACOE Denial

Afternoon Break

4.4 Problem. Scrub Jay Ridge

Part 5. Tax Appeal Issues

Mass Appraisal Techniques/Phases of Tax Appeal Ethics/
Role of the Appraiser/Assessment Review

5.2 Discussion Question

Afternoon Break

Assessed Value versus Market Value/Valuation Issues/
Loading the Cap Rate

5.4 Problem. Tax Appeal

5.5 Problem. The Wander Inn

Practice Test

SECTION 3. (Day 2 Morning)

Part 6. Construction Defects

6.1 Discussion Question. Defects and Deficiencies
Construction Defects Discussion
6.2 Problem. Mistake by Builder
Morning Break
6.3 Problem. Defect in Property
6.4 Problem. Worthmore Condominiums

Part 7. Bankruptcy and Deficiency Judgments

Bankruptcy/Automatic Stay
Morning Break
Multi-Phase Agreement/Report Requirements
Bankruptcy Petitions
Practice Test
Lunch

SECTION 4. (Day 2 Afternoon)

Part 8. Bankruptcy and Deficiency Judgments, cont.

Bankruptcy Cram Down Problem
Deficiency Judgments

Part 9. Fraud, Misrepresentation, and Breach of Contract

Fraud versus Misrepresentation
Afternoon Break
9.1 Problem
Principles of Contract Law
Burden of Proof and Damages

Part 10. Reviewing Appraisals For Litigation

Reviewing in the Litigation Arena
Afternoon Break
Appraisal Standards
10.1 Problem
Appraisers as Experts
Practice Test

SECTION 5. (Day 3 Morning)

Part 11. Miscellaneous Litigation

Review of Previous Day/Appraisers as Experts
Divorce Assignments
11.1 Problem
Morning Break
Income, Gift, Estate Tax
Partition Litigation
Morning Break
Insurance Litigation/Disputes/Liability
Practice Test
Lunch

SECTION 6. (Day 3 Afternoon)

Part 12. Inverse Condemnation

Inverse Condemnation Background
12.1 Problem
Court Cases
Inverse Condemnation Actions
Physical Invasion Cases
Afternoon Break
Regulatory Taking Cases
Measures of Compensation in Inverse Takings
12.8 Problem. Proposed Apartment Complex

Part 13. Consulting Assignments

Consulting Assignments
Afternoon Break
Land Use Issues
Mediation and Arbitration

Part 14. Course Review

Course Review
Critiques/Exam Instructions
Final Exam