

Course Schedule

SECTION 1. (Day 1 Morning)

Registration and Orientation

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Part 1. Legal Specialties Requiring Appraisal Services

1.1 Discussion Question. Legal Controversies
Real Estate
Litigation Appraisals
Sources of Litigation Appraisal Assignments
Appraisal Standards
Properties Commonly Containing Non-realty Value

Part 2. Effective Communication with the Trier of Fact

Advocate a Value Opinion, Not the Position of a Particular Litigant
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
MORNING BREAK

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
AFTERNOON BREAK
4.3 Problem. Tax Appeal

Part 5. Construction Defects

5.1 Discussion Question. Defects and Deficiencies
AFTERNOON BREAK
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 Judgment MORNING BREAK
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
Part 8. Reviewing Appraisals for Litigation
Appraisal Standards Appraiser Credibility Real Estate Appraisers as Experts Appraisers Who Review Other Appraisers' Work MORNING BREAK 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 AFTERNOON BREAK
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 Self Study AFTERNOON BREAK Self Study, cont. Preparation for exam
Exam	
	Exam