## Course Schedule

### SECTION 1. (Day 1 Morning)

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<th>Overview</th>
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<td>Orientation (Classroom Rules and Procedures)</td>
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<th>Part 1. Origins of Eminent Domain</th>
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<td>Just Compensation and Market Value</td>
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<td>Personal Property, Fixtures, and Intangible Assets</td>
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### SECTION 2. (Day 1 Afternoon)

**Part 4. Land Use Regulation**

- Introduction; Planning and Zoning
- Entitlements
- Nonconforming Use
- Reasonable Probability of Rezoning
- Environmental Issues

**Part 5. The Larger Parcel (Parent Tract)**

- Introduction; Reasons for the Larger Parcel Tests
- Effect of Unity on Valuation and Reporting
- Problems on Larger Parcel Determination
- Interpretations of the Larger Parcel Rule
- Other Larger Parcel Considerations—Paper Plats
- Treatment of Easements as Part of the Larger Parcel
- Describing the Larger Parcel
- Highest and Best Use of the Larger Parcel
- Consistent Use Theory; Interim Use
- AFTERNOON BREAK

**Part 6. Defining the Project**

- Describing the Entire Project
- Condemnation Blight and Project Enhancement
- Project Influences that Can Diminish Property Values
- Project Influences that Can Increase Property Values
- Example of Project Influence
- Responsibility for Scope of the Project Rule
- Determining Impacts of the Project
- 6.2 and 6.3 Examples
- Homework Assignment
SECTION 3. (Day 2 Morning)

Part 7. Legal Measurements of Just Compensation

Discussion of Homework Assignment
Introduction
Federal Rule
State Rule
Consideration of Benefits Under the State Rule

Part 8. The Appraisal Process

Subject Property
Presentation of Analyses
Accuracy in Condemnation Actions
Record Keeping
Who Must Verify?
Valuation Approaches
Partial Acquisitions
Use of Outside Experts
MORNING BREAK

Part 9. Larger Parcel Valuation

Subject Property
Vacant Land
Improved Property
Conclusion

Part 10. Description and Valuation of Part Taken

Description of Part Taken
LUNCH
Valuation of Part Taken
## SECTION 4. (Day 2 Afternoon)

### Part 11. Description and Valuation of Remainder

- Value of the Remainder as Part of the Whole
- Description of the Remainder After the Take and Construction of the Project
- Highest and Best Use of the Remainder
- Applicable Approaches

### Part 12. Damages and Benefits in Partial Acquisition Cases

- Damages in Partial Acquisition Cases
- Types of Damages
- The Estate Taken
- Damage Studies
- The Mathematics of Damages
- Estimating Damages—Do
- Estimating Damages—Don’t
- Noncompensable Damages
- Benefits in Partial Acquisition Cases
- Rules of Offset
- Analyzing Benefits
- Measuring Benefits
- Review Homework
### SECTION 5. (Day 3 Morning)

#### Part 13. Corner Clip Case Study
- Overview; Valuation Assignment
- Exercises 1–10
- MORNING BREAK

#### Part 14. Easement Case Study
- Overview
- Exercises 1-5

#### Part 15. Inverse Condemnation
- Introduction
- Inverse Condemnation Actions
- Two Types of Inverse Condemnation Cases
- Measures of Compensation in Permanent Inverse Taking Cases
- Measures of Damages in Temporary Inverse Taking Cases
- LUNCH

### SECTION 6. (Day 3 Afternoon)

#### Part 16. The Appraisal Report and Beyond
- Purpose and Function of the Appraisal
- Appraisal Report Format
- Timing of Report
- Report Content
- Meetings with Other Experts
- The Review Process
- Depositions
- Mediation
- Trials

#### Part 17. Course Review
- 17.1 and 17.2 Problems; Preparing for the Exam
- AFTERNOON BREAK
- Evaluations/Self Study

#### EXAM
- Exam