

Course Schedule

SECTION 1. (Day 1 Morning)

Overview
Registration Orientation (Classroom Rules and Procedures)
Part 1. Origins of Eminent Domain
Origins of Eminent Domain Definitions Sources of Eminent Domain Law Agencies with Power to Condemn Limitations on Condemnation Examples of Takings
Part 2. The Litigation Environment
Standards, Ethics, and Liability Attorney/Appraiser Relations Appraiser's Role Just Compensation and Market Value MORNING BREAK
Part 3. Property Rights
Real Estate and Real Property Bundle of Rights Multiple Estates Police Power Access Rights Easements Examples of Easements, Problems Personal Property, Fixtures, and Intangible Assets LUNCH

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
AFTERNOON BREAK

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