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# Overview

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## Description

*Condemnation Appraising: Principles and Applications* is a three-day course that is designed to teach experienced residential and commercial appraisers how to apply their knowledge of appraisal techniques and methodologies in solving unique valuation problems encountered in the appraisal of real estate for condemnation purposes. Participants will gain an understanding of the eminent domain process, rules and regulations governing condemnation appraisals, and important issues unique to this appraisal specialty. Through discussions and extensive problem-solving exercises, participants will acquire the tools they need to address issues such as the various valuation rules used by different jurisdictions, the identification and valuation of the larger parcel, and the estimation of damages and benefits.

This course is one of three courses that make up the Appraisal Institute's Litigation Professional Development Program (other courses in the program include *Litigation Appraising: Specialized Topics and Applications*, and *The Appraiser as an Expert Witness: Preparation and Testimony*).

**Note.** Participants who complete courses in a *Professional Development Program* may represent that they have completed the program's curriculum and passed the examinations. Participants may not represent themselves as having a specialization, certification, competency, or expertise based solely on the successful completion of the program. The program provider does not assume any duty to the public for the services provided by program participants, or any other person or entity.

## Learning Objectives

- Recognize attorney/appraiser relations and describe the appraiser's role.
- Understand how property rights and land-use regulations impact the condemnation appraisal process.
- Determine which property to appraise in a condemnation appraisal.
- Understand public projects and their impact on the subject property.
- Perform competent and admissible appraisals.
- Recognize the appraiser's role in inverse condemnation actions.
- Understand the valuation concepts and rules of law and procedure typically used in a condemnation valuation jury trial.

## Learning Enhancements

This course—one of three that comprise the Litigation Professional Development Program—has been designed with a variety of elements to enhance your learning experience.

- **Preview.** To give you a taste of what is to come, each part begins with a preview page that identifies learning objectives to consider as you move through the content.
- **Learning Objectives.** Each learning objective covers essential information you need to know to fully understand the concepts in the professional development program. Look them over before the part begins so that you have a frame of reference as you move through the material. At the end of each part, reread the objectives. Are you able to perform what is stated? If not, this is the time to ask your instructor for help. Or, review the concepts that you do not understand.
- **Examples and Problems.** Supplementing the discussions, we've included examples and problems to help you visualize and practice what you are learning.
- **Solutions.** A separate component includes the solutions. Here you will find the answers for the problems, homework assignment, and case studies.

## Classroom Guidelines

To make the classroom environment a positive experience, please follow these guidelines:

- 100% attendance is required. No exceptions.
- Silence cell phones.
- Communicate with business associates during break time instead of class time.
- Limit use of laptops and tablets to classroom projects.
- Put away reading materials such as newspapers and books that are not used in class.
- Use recording devices only if prior permission has been granted.
- Refrain from ongoing conversations with those seated near you and other distracting behavior.

## General Information

- **Calculators.** A financial calculator is required. The accepted model used in the course is the HP-12C. **Important Note.** Laptops, cellular phones, tablets, iPads, wearable technology (smart watch, Apple Watch, Google Glass, etc.) and other devices that can store data or connect to the Internet are **NOT** permitted during the exam. In addition, all watches, wallets, bags, and purses must be removed and stored out of reach prior to taking the exam.
- **Breaks.** There will be one 15-minute break during the morning session and one 15-minute break during the afternoon session unless noted otherwise by the course sponsor. The lunch break is one hour.
- **Attendance sheets** will be distributed during class to verify your attendance during the morning and afternoon sessions. Attendance for the entire course is required.
- **Certificates of completion** will be emailed upon completion of the course.

## Recommended Texts

- *Applications in Litigation Valuation: A Pragmatist's Guide*
- *Real Estate Valuation in Litigation*, 2<sup>nd</sup> ed.
- **Note.** The chart on P. 532 of *Real Estate Valuation in Litigation* is out of date; Canon 6 no longer exists.
- *Uniform Standards of Professional Appraisal Practice (USPAP)*, current edition

## USPAP References in This Course

All references to the Uniform Standards of Professional Appraisal Practice (USPAP) are taken from the 2018–2019 edition (Washington, D.C.: The Appraisal Foundation).