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## **SOLUTIONS**

# Overview

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## Seminar Description

*Litigation Assignments for Residential Appraisers: Doing Expert Work on Atypical Cases* provides a detailed look at two case studies for appraisers who are intrigued by more challenging residential assignments. Class participants will learn how atypical residential properties are thoroughly analyzed for purposes of litigation. This seminar encourages discussion on problems with opinions that mirror those often heard in residential courtroom arguments.

During the first case study, which is about a new house on an old dump, the class will identify the appraisal problem and then go through the steps needed to prepare for the lawsuit. Opportunities are provided to discern the difference between partial and complete remediation and their role in this appraisal problem. Participants will differentiate between all types of information and learn which information is critical to the assignment. Lastly, the class will discover how disclosure defects may affect value and learn what to do when a typical sales comparison approach is not applicable.

In the second case study, which is about a home with a disappearing dock, the class will explore deeded rights to community recreational amenities and due diligence in identifying rights associated with ownership. The importance of questionnaires as problem-solving tools is also covered. The basics to title defect actions require identifying and measuring contributory value of a component, the disappearing dock.

Overall, this fast-paced, four-hour seminar provides a short version of how to solve difficult assignments, and the seminar handbook is a tool that can be used for reference later.

## Seminar Objectives

At the conclusion of the seminar, participants will be able to

1. Identify appraisal issues requiring litigation
2. Develop a scope of work and engagement letter
3. Identify important issues that are specific to the assignment
4. Determine necessary steps and procedures for appropriate valuation
5. Research and identify comparable sales
6. Employ appropriate hypothetical conditions when necessary for credible analysis
7. Solve the valuation issue

## Learning Enhancements

The seminar was designed with a variety of elements to enhance your learning experience.

- **Learning Objectives.** Each learning objective covers essential information you need to know to fully understand the concepts in the seminar. 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 do what is stated? If not, this is the time to ask your instructor for help. Or, review the concepts that you do not understand.
- **Discussion Questions.** Supplementing the lectures, we've included discussion questions to help you visualize and practice what you are learning.
- **Case Studies.** The case studies contain real-world exercises that provide practice in applying the methodologies presented in the seminar.
- **Solutions.** Answers to all of the discussion questions are provided behind the solutions tab at the back of this handbook.

## Classroom Guidelines

- 100% attendance is required. No exceptions.
- Limit use of laptops and wireless devices to classroom projects.
- Communicate with business associates during break time instead of class time.
- During class, do not read materials that are not used in class, such as news, email, and social media.
- Silence cell phones and other communication devices.
- Use recording devices only if prior permission has been granted.
- If attending a classroom offering, refrain from ongoing conversations with those seated near you and other distracting behavior.

## General Information

- **Calculator.** A financial calculator is required. The accepted model used in the seminar is the HP-12C.
- **Breaks.** There will be two 10-minute breaks during the session unless noted otherwise by the seminar sponsor.

- **Attendance sheets** will be distributed during class to verify your attendance.
- **Certificates of completion** may be downloaded after completion of the seminar.  
Attendance for the entire seminar is required.