Appraisal Institute™ | Wyoming North Dakota and South Dakota Chapter

Registration Now Open!

[Links Below Provided For Classroom and Virtual Registration]

Fundamentals of Separating Real Property, Personal Property & Intangible Business Assets

14-Hours of Continuing Education

December 8-9, 2026

Classroom Location:
The Alliance For All
1600 West Russell Street,
Sioux Falls, South Dakota

Expand your appraisal expertise with this two-day professional development course.

The WyDak Chapter of the Appraisal Institute is pleased to announce that the two-day course, **Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets**, will be presented in **Sioux Falls, South Dakota, on December 8-9, 2026. The class will also be available virtually.**

This course is designed to provide valuable insight into the fundamentals of identifying, understanding, and separating the various components that contribute to the value of a business or property—an important skill for today's valuation professionals.

Watch for additional details and registration information!

Course Description

This two-day course provides the theoretical and analytical framework for separating the tangible and intangible assets of operating properties. Through discussion, lecture, readings, and case studies, you will apply the theory of the firm and the concept of economic profit to the solution of problems and case studies related to ad valorem taxation, eminent domain, loan underwriting, and transaction price allocation. An overview of business valuation procedures and clarification of real estate and business valuation terminology is provided so you'll become familiar with the terminology relevant to separating asset values. You'll review the

legal foundations for property rights, be introduced to the methodologies, and become aware of the controversial and unresolved issues in this field. Finally, you'll learn about allocating real estate, personal property, and intangible asset values. (Note: This course contains diverse opinions regarding appraisal theory and applications. Neither this course nor the Appraisal Institute advocates a particular theory or method. Rather, each appraiser must come to his or her own conclusion based on the property type, local market customs, and scope of work.)

Course Objectives

- Recognize operating properties as distinct from pure space properties.
- Recognize when the scope of work requires the separation of various kinds of assets to produce a credible appraisal.
- Identify the concepts, terminologies, and economic principles that underlie the asset claims to the revenue stream.
- Identify the terminology relevant to separating asset values and the roots of that terminology in accounting, business valuation, and valuation for financial reporting.
- Recognize the complexity of valuing a property as it relates to appraisal problems, separating asset values, and valuation for financial reporting.
- Identify the legal foundations for property rights.
- Recognize when it is necessary to work with a professional in another field, such as a business or tangible personal property valuer.
- Recognize the methodology.
- Objectively articulate the various issues that are considered controversial and unresolved.
- Identify the parallels between the business valuation methodologies and real property valuation.

Classroom Registration Link: https://www.appraisalinstitute.org/education/search/fundamentals-of-separating-real-property-personal-property-and-intangible-business-assets/526956	**Virtual Registration Link**: https://www.appraisalinstitute.org/education/search/fundamentals-of-separating-real-property-personal-property-and-intangible-business-assets/527012
Notice! **WyDak Chapter of the Appraisal Institute Membership Meeting, Installation of Officers, and Luncheon** **December 8, 2026**	The meeting and luncheon will be held from 12:00 p.m. to 1:00 p.m. CT at the classroom location. All attendees of the educational offering are invited to attend the Chapter Meeting. Lunch is included. The Chapter meeting will also be available for virtual attendance.

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