

SAN BERNARDINO VALLEY COLLEGE
COURSE OUTLINE FOR REAL ESTATE 205
REAL ESTATE APPRAISAL: RESIDENTIAL

I. CATALOG DESCRIPTION

REAL ESTATE 205: REAL ESTATE APPRAISAL: RESIDENTIAL

3 hours lecture = 3 units

Purposes of appraisals, appraisal process and the different methods, approaches and techniques used to determine the value of various types of property.

Mandatory prerequisite to real estate broker's examination.

PREREQUISITE: None.

DEPARTMENTAL RECOMMENDATION: REALST 100 or real estate license.

II. NUMBER OF TIMES COURSE MAY BE TAKEN FOR CREDIT: One.

III. EXPECTED OUTCOME FOR STUDENTS

Upon completion of the course, the student should be able to:

- A. Explain the formal appraisal process.
- B. Identify the economic value of neighborhoods and define its boundaries.
- C. Apply the basic appraisal principles to various types of properties.
- D. Interpret market data and reconcile the information into a basis of value.
- E. Construct an adjustment grid.
- F. Research the marketplace for relevant data and analyzing its significancies.
- G. Write an appraisal utilizing data gathered and analyzed from the marketplace.

IV. CONTENT

- A. The Appraisal Profession
- B. The Nature of Real Property and Value
- C. The Valuation Process
- D. Financing Residences
- E. Collection and Analysis of General Data
- F. Residential Real Estate Markets
- G. Neighborhood Analysis
- H. Residential Site Description and Analysis
- I. Highest and Best Use
- J. Site Valuation
- K. Data Collection and Preliminary Analysis
- L. Improvement Description and Analysis

V. METHODS OF INSTRUCTION

VI. TYPICAL ASSIGNMENTS

VII. EVALUATION(S)

A. Methods of Evaluation

1. Quizzes and examinations

B. Frequency of Evaluation

1. Weekly quizzes

2. One final examination

VIII. TYPICAL TEXT(S)

IX. OTHER SUPPLIES REQUIRED FOR STUDENTS: None.