

Date Prepared: October 9, 2003

COURSE OUTLINE

New Revised

Effective Date: January 12, 2004

1. **COURSE PREFIX NUMBER:** REA 219 **CREDIT HOURS:** 3
2. **COURSE TITLE:** Real Estate Appraisal Methods
3. **PREREQUISITES:** REA 216
4. **COURSE DESCRIPTION:** Details practical applications of sales comparison, cost, and income capitalization approaches and helps develop valuation skills. Reinforces principles of real estate appraisal and explores methods for extracting market data to estimate value and test conclusions. Prerequisite: REA 216. Lecture 3 hours per week.
5. **CONTENT:** (Major Headings)
 - a. Determination of subject property and scope
 - b. Subject property description and inspection, functional utility and condition
 - c. Neighborhood collection of data and analysis of highest and best use
 - d. Sales comparison approach and cash equivalency financing
 - e. Site valuation
 - f. Cost approach
 - g. Depreciation estimates
 - h. Income approach and reconciliation of approaches
6. **GENERAL COURSE OBJECTIVES:**

Upon successful completion of the course, the student will be able to:

 - a. discuss types and uses of real estate appraisal.
 - b. discuss the basic real estate appraisal instrument including function, purpose, and fundamental significance.
 - c. discuss real estate appraisal and its relation to business.
 - d. analyze and discuss the ever-increasing complexity of the appraisal report.

