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www.irwaonline.org

Course 403: Easement Valuation

March 25, 2019
Phoenix, AZ



Course 403: Easement Valuation

Course Description:

This course is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result.

Topics:

- The nature of easements, bundle of rights, easements v. licenses en gross v. appurtenant, creation/duration, residuals and reversion interests
- The two approaches to valuation: Before and After (Federal Rule), value of the part taken plus damages (State Rule)
- Steps in the appraisal process (State Rule): how to value the whole larger parcel: when the taking is typical of the whole; when the taking is not typical of the whole; how to value the part taken; use of paired sales; the “Three R’s”
- Damages, severance, cost-to-cure, change in highest and best use, increased cost of operation, restraints upon future development
- How to value temporary easements
- Appraisal of special easements, scenic, slope, flood,

Course Level: Intermediate

Course Tuition Includes:
Participant’s Manual

Required Materials:
Financial calculator

Who Should Take This Course:

This course is designed for right of way professionals who are in the appraisal field.

403 Easement Valuation March 25, 2019 Phoenix, AZ

Register online at www.irwaonline.org / Fax this entire page to IRWA HQ: (310) 538-1471

Last Name First Name

Title

Company Name

Address

City, State, Zip/Postal Code

(_____) _____ - _____ Yes No
Phone Member Member ID Number

Email Address

If payment includes the fees for registrants other than yourself, check here:
(Please submit names of other registrants on a separate paper along with this form)
Will you also be attending? Yes No

Member Tuition	Non-Member Tuition	Total Tuition Amount
\$265.00	\$330.00	_____

Total Member Registrants: _____
Total Non-Member Registrants: _____

PRINT NAME AS IT APPEARS ON CARD: _____ 3-DIGIT CVV: _____

AMEX MC VISA Card #: _____ EXP: _____

SIGNATURE: _____ Date: _____ Amount to be Charged: _____

Course 403: Easement Valuation March 25, 2019 Phoenix, AZ

Sponsor: IRWA Chapter 28
Date: March 25, 2019
Time: 8 AM to 5 PM
City: Phoenix, AZ

Suggested Accommodations:

Phoenix Marriott Resort Tempe at The Buttes
2000 W. Westcourt Way
Tempe, AZ 85282
Phone: (602) 225-9000

Please contact hotel directly for rates and provide government or group discount if applicable

Class Location:

Desert Willow Conference Center
4340 E. Cotton Center Blvd.
Phoenix, AZ 85040
Phone: (602) 431-0001
Participant Capacity: 30

Course Coordinator:

Clark Hochstein
10625 N. 25th Ave., Suite 200
Phoenix, AZ 85029
Phone: (480) 201-8646
Email: chochstein@cei-az.com

Four Ways to Register:

Online: www.irwaonline.org
Fax: (310) 538-1471
Phone: (310) 538-0233, x138
Contact Course Coordinator

Course Instructor:

Jeffrey D. Swango, SRA, AI-RRS, SR/WA, R/W-AC, R/W-NAC is a certified general, senior real property appraiser with the Real Property Services department of Pima County in Tucson Arizona. A third generation appraiser, he earned a Bachelor's degree from the University of Arizona in 1990 and has been appraising for 28 years, 11 of which were in private practice in a family run appraisal company begun in 1959 by his grandfather, Vern W. Swango, MAI, SRA, CRE and continued by his father Dan L. Swango, Ph.D., MAI, SRA, CRE, FRICS. He has attended, throughout the years, numerous post graduate appraisal courses and attained several professional appraisal designations with the Appraisal Institute and the International Right of Way Association. Regular assignments consist of eminent domain appraisals for a variety of properties throughout the county such as single family residences, land, and commercial parcels, review appraising, and budget projections. Jeff has authored several articles that have appeared in Right of Way magazine and other related professional appraisal publications. He enjoys the tremendous variety and the more complex assignments where the parameters of theory and methodology are sometimes challenged.

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.