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421 The Valuation of Partial Acquisitions 08.07.18 - 08.10.18 Phoenix, AZ



Course 421- The Valuation of Partial Acquisitions

Course Description:

Participants will learn how to determine and appraise the larger parcel, techniques for appraising the part acquired, identifying and measuring various types of damages and how to value the remainder after acquisitions. The course introduces ways to handle special benefits and explores the before and after approach (how, why and when), and includes numerous exercises and case studies to aid in understanding.

Topics:

- Review of the basic principles and the valuation process
- Utilization of both Federal (“Before and After”) Rule and the State (Summation) Method in the valuation of partial acquisitions
- Allocation of the partial acquisition compensation among its components (i.e., value of the part taken, damages to the remainder, benefits to the remainder, cost to cure)
- Application of various methods to analyze and quantify the impacts of partial acquisitions on remainder properties
- Analysis of both temporary and permanent easements and valuation techniques
- How to become a better expert witness

Course Level:

Advanced

Course Tuition Includes:

- Participant Manual
- USPAP Text

Required Materials:

Who Should Take This Course:

This course is geared toward experienced appraisers who are in the process of conducting partial acquisitions and deals with the special problems of the valuation of partial acquisition, both fee/easement.

Last Name

First Name

Title

Company Name

Address

City, State, Zip/Postal Code

(____)_____-____-____

Phone

Yes No
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

\$ 755.00

Non-Member Tuition

\$ 935.00

Total Tuition Amount

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: _____

421 The Valuation of Partial Acquisitions 08.07.18 Phoenix, AZ

Sponsor: IRWA Chapter 28
Date: Aug. 07-10, 2018
Time: 4 days - 8 AM to 5 PM Daily
City: Phoenix, AZ

Class Location:
City of Tempe - Westside Multi-Generational Center
715 W. 5th St
Tempe, AZ, 85281
Phone:480-858-2400
Fax: 480-858-2400
Participant Capacity: 20

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, SR/WA, R/W-AC is a certified general, senior real property appraiser with the Real Property Services Dept. of Pima County in Tucson. A third generation appraiser, he earned a Bachelor's degree from the University of Arizona in 1990 and has been appraising for 18 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. Regular assignments include right of way appraisals for a variety of properties throughout the county including 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 difficult assignments where theory and methodology are often challenged.

Accommodations:

Sprinthill Suites by Marriott Phoenix - Tempe/Airport
1601 West Rio Salado Parkway
Tempe, AZ 85281
Phone: (480) 968-8222
Please contact hotel and inform them of special rates that may apply to your reservations.

Course Coordinator:
Mrs. Karen L. Williams, SR/WA
Real Estate Analyst
Arizona Office of the Attorney General
1922 W Highland St
Chandler, AZ 85224

Phone: (602)542-8857 Fax: (602)542-3646

Email: karen.williams@azag.gov

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.

