1. **COURSE ID:** R.E. 141  
**TITLE:** Real Estate Appraisal: Basic  
**Units:** 3.0 units  
**Hours/Semester:** 48.0-54.0 Lecture hours; and 96.0-108.0 Homework hours  
**Method of Grading:** Letter Grade Only

2. **COURSE DESIGNATION:**  
Degree Credit  
Transfer credit: CSU

3. **COURSE DESCRIPTIONS:**  
**Catalog Description:**  
Basic real estate appraisal, including the analysis of residential and commercial properties. Techniques for determination of loan, market, and insurance values. (Meets the State requirements as one of the additional courses required to obtain a salesperson's license. Meets the State requirements as one of the additional courses required to obtain a broker's license.)

4. **STUDENT LEARNING OUTCOME(S) (SLO'S):**  
Upon successful completion of this course, a student will meet the following outcomes:  
1. Apply the principles of Basic Real Estate Appraisal to in-service work experiences in the real estate appraisal industries.  
2. Make accurate measurements, record data accurately, and perform the calculations necessary to complete the appraisal process for residential properties.  
3. Hypothesize alternate possible explanations of appraisal calculations.  
4. Prepare professional reports relating to residential properties which includes basic conclusions on fact and statistical analysis.  
5. Demonstrate an understanding of current real estate markets to complete analysis of market trends and corresponding impacts on valuation.  
6. Determine the highest and best use of residential properties and possess a basic understanding of residential income and commercial property.

5. **SPECIFIC INSTRUCTIONAL OBJECTIVES:**  
Upon successful completion of this course, a student will be able to:  
1. Apply the principles of Basic Real Estate Appraisal to in-service work experiences in the real estate appraisal industries.  
2. Make accurate measurements, record data accurately, and perform the calculations necessary to complete the appraisal process for residential properties.  
3. Hypothesize alternate possible explanations of appraisal calculations.  
4. Prepare professional reports relating to residential properties which includes basic conclusions on fact and statistical analysis.  
5. Demonstrate an understanding of current real estate markets to complete analysis of market trends and corresponding impacts on valuation.  
6. Determine the highest and best use of residential properties and possess a basic understanding of residential income and commercial property.

6. **COURSE CONTENT:**  
**Lecture Content:**  
1. The Appraisal Profession  
2. Appraisal Math and Statistics  
3. Real Estate and its Appraisal  
4. Real Estate Transactions  
5. The Appraisal Process  
6. Building Construction and Environment  
7. Data Collection  
8. Site Valuation  
11. Sales Comparison Approach
12. Income Capitalization Approach
13. Direct and Yield Capitalization
14. Capitalization Methods and Techniques
15. Reconciliation and the Appraisal Report
16. Appraising Partial Interests

7. REPRESENTATIVE METHODS OF INSTRUCTION:
   Typical methods of instruction may include:
   A. Other (Specify): 1. All topics will be presented orally during lecture; 2. Reading assignments from the
textbook will reinforce all topics in the course; 3. Homework problems from the textbook will reinforce all
course topics, especially math skills. 4. Appraisal practice assignments and presentations in class.

8. REPRESENTATIVE ASSIGNMENTS
   Representative assignments in this course may include, but are not limited to the following:
   **Writing Assignments:**
   Doing a market survey of rental properties in a specific market.
   **Other Outside Assignments:**
   Analyzing income and expense data from a currently available residential income property.

9. REPRESENTATIVE METHODS OF EVALUATION
   Representative methods of evaluation may include:
   A. Exams/Tests
   B. Homework

10. REPRESENTATIVE TEXT(S):
    Possible textbooks include:
       Dearborn, 2015

**Origination Date:** August 2016
**Curriculum Committee Approval Date:** October 2016
**Effective Term:** Fall 2017
**Course Originator:** Anne Figone