



19210 S. Vermont Avenue, Building A, Suite 100  
Gardena, CA 90248  
Phone: (310) 538-0233  
www.irwaonline.org

**Coming Soon!**

## **Course 421: The Valuation of Partial Acquisitions**

### **Course 421: The Valuation of Partial Acquisitions**

#### **Course Description:**

This advanced course for the experienced appraiser deals with the special problems of the valuation of partial acquisitions, both fee and easement. The participant will learn various accepted appraisal methods in order to best determine the approach that is needed in any particular situation. To aid in understanding, this course includes numerous exercises and case studies.

#### **This "how to" class includes:**

- How to determine and appraise the larger parcel
- Techniques for appraising the part acquired
- How to identify and measure various types of damages
- How to value the remainder after acquisition
- Special benefits - ways to handle
- Before and after approach - how, why & when

#### **Course Level:**

Advanced

#### **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
- Becoming a better expert witness

#### **Prerequisites:**

It is recommended that participants successfully complete IRWA Course 400 "Principles of Real Estate Appraisal" prior to attending this class, or have a minimum of one year practical appraisal experience or college appraisal class (minimum of 9 hours) or its equivalent.

#### **AQB Credits:**

The Appraiser Qualifications Board (AQB) has reviewed and approved this course for the following: *32 hours QE, 32 hours CE/E, 30 hours CE, Classroom through March 24, 2014.*

#### **Course Tuition Includes:**

Participant's manual; USPAP Text

#### **Required Materials:**

Handheld Calculator

#### **Who Should Take This Course:**

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

Last Name	First Name
Title	
Company Name	
Address	
City, State, Zip	
( ) -	<input type="checkbox"/> Yes <input type="checkbox"/> 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

Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount Due	
Before 2/14/2012 :	\$755.00	\$935.00	\$_____	Total Member Registrants: ____ Total Non-Member Registrants: ____
After 2/14/2012 :	\$780.00	\$960.00	\$_____	

PRINT NAME AS IT APPEARS ON CARD: \_\_\_\_\_

Amex  MC  Visa  Card #: \_\_\_\_\_ Exp: \_\_\_\_\_ 3-Digit CVV: \_\_\_\_\_

Signature: \_\_\_\_\_ Amount to be Charged: \_\_\_\_\_

### Course 421: The Valuation of Partial Acquisitions

**Sponsor:** IRWA Chapter 49  
**Date:** March 13-16, 2012  
**Time:** 8:00 AM - 5:00 PM Daily  
**City:** Anchorage, AK

**Class Location:**  
 BP Energy Center  
 900 E. Benson Blvd.  
 Anchorage, AK 99508  
 Phone: (907) 343-8283

**Four Ways to Register:**  
**Online:** www.irwaonline.org  
**Fax:** (866) 388-7419  
**Phone:** (310) 538-0233, x138  
**Contact Course Coordinator**

**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, Facilitator 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 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.

**Accommodations:**  
 Residence Inn of Anchorage (Marriott)  
 1025 E. 35th Avenue  
 Anchorage, AK 99508  
 Phone: (907) 563-9844  
 Toll-Free: (877) 729-0197

Please contact the hotel directly; request the government rate when making reservations. Rates vary between \$109-\$149 plus tax per night.

**Course Coordinator:**  
 Fran Wilson  
 Municipality of Anchorage, Project Management & Engineering  
 4700 Elmore Road  
 Anchorage, AK 99507  
 Phone: (907) 343-8283 / Fax: (907) 249-7852  
 Email: wilsonfm@muni.org

\* **PLEASE NOTE:** Employers who register 2 or more employees for this class are eligible for a 10%-per-participant tuition discount. To qualify, all registrations from an employer must be received and processed together via fax to IRWA HQ (866) 388-7419, via email to education@irwaonline.org or by contacting Fran Wilson, Course Coordinator. **Online registrations are not accepted for tuition discounts.** \*

**About the Facilitator:**  
**NORMAN H. LEE, SR/WA, RW-AC**, is the owner of Blue Star Valuation, a private appraisal firm in Montana. He was formerly Chief Appraiser for the National Park Service-Alaska Region. Over the past 34 years Mr. Lee has gained extensive appraisal experience appraising a wide variety property rights throughout the mid-Western and Western US and Alaska. His specialties include the valuation of partial acquisitions, conservation easements, highway rights-of-way, and pipeline and transmission line right-of-ways. Mr. Lee has been an IRWA instructor since 1982 and was on the faculty of Montana College as an instructor of real estate courses.