



2006-2007 Course Catalog
Nebraska Pre-License Edition

Catalog #06.03

Effective 7/1/06 through 6/30/07

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Revised 6/9/06.

GENERAL INFORMATION

SCHOOL INFORMATION

The Trans-American Institute of Professional Studies, Inc. is a Nebraska corporation located at 13 West 30th Street in Kearney, Nebraska. Our contact information is as follows:

Trans-American Institute of Professional Studies, Inc.
Lynne L. Heiden, President
P.O. Box 97, Kearney, NE 68848

Telephone: 308-237-4160
Toll Free Phone: 866-430-4160
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Email: Info@TransAmStudies.com

(Authorized to operate by the Nebraska Commissioner of Education under provisions of Nebraska Revised Statute, Sections 85-1601 through 85-1658.)

SCHOOL SCHEDULE

We offer classes year-round based on student demand. Typically, each class is scheduled approximately 60 days in advance. Enrollment is allowed anytime prior to the start of a class offering on a space available basis. There is a late enrollment fee if registration and payment are not received at least one week prior to the start of a course.

FACILITIES

Many courses will be offered at our facility on West 13th Street in Kearney. When enrollment exceeds our classroom capacity, we will hold classes at an offsite facility. When offering classes in other cities we use conference or class rooms with adequate amenities. Trans-American Institute of Professional Studies, Inc. is committed to making its services accessible to everyone. If you have a special accessibility need, please let us know in advance by phone (1-866-430-4160) or email (info@TransAmStudies.com) and we will make accommodations based on your needs.

POLICIES

Enrollment

Our most current schedule is always available online. To enroll in any of our classes, call 308-237-4160, or download the course registration form available on our website (www.TransAmStudies.com). Please note that many of our classes do have prerequisites; if you have met a prerequisite through a course given by another provider, please submit a copy of the applicable course certificate with your registration. Prerequisites met through other institutions will be evaluated on a case-by-case basis.

Cancellations/Refunds

TAIPS reserves the right to cancel any class that does not have sufficient enrollment. A full refund will be mailed or credited if a course is cancelled by us.

Student Cancellation – Courses: A full refund will be issued to the student who has enrolled in a pre-license/certification course who withdraws prior to the start of the second class meeting.

Student Cancellation – Seminars: A refund will be issued for student cancellation to students enrolled in continuing education seminars if notice of the cancellation is received by TAIPS at least 48 hours prior to the start of the scheduled seminar. If notice is received by TAIPS less than 48 hours prior to the start of the class, credit will be issued toward a future seminar; if not used, the credit will expire one year from date of the cancellation. **No refund or credit will be issued if student cancellation is not received by TAIPS prior to the start of the class.**

Attendance

Because all of the classes offered by TAIPS are regulated by law, 100% attendance is required for all classes. If a student must miss a class due to extenuating circumstances, we will work with that student to make mutually acceptable make-up arrangements.

Grading Criteria

Successful completion of each pre-license class offered by TAIPS is based on a final exam graded on a pass/fail basis. Typically, a minimum score of 70% is required to pass a course.

Because each course is an independent module and grading is on a pass/fail basis, there is no academic probation status for TAIPS students.

Readmission/Re-enrollment

Any student who has enrolled in and attended at least one class session and who subsequently does not complete the course will be allowed to re-enroll in the same course with permission of TAIPS management. Permission shall be granted when the non-completion was due to student illness, injury or similar circumstance. The student must re-enroll within 12 months.

In any event, the student must complete the entire course and have the equivalent of 100% class attendance. For example, if a student attends only the first day of a four day class then misses the subsequent classes due to illness, he or she may attend days 2 through 4 the next time the class is offered to achieve the equivalent of 100% attendance.

Non-Discrimination

Trans-American Institute of Professional Studies, Inc. does not discriminate on the basis of race, color, religion, age, sex, veteran status, handicap, national origin, or sexual orientation in the admissions, treatment or access to, or employment in its programs and activities. Please write to our home office with any concerns.

Trans-American Institute of Professional Studies, Inc. is committed to making its services accessible to everyone. If you have a special accessibility need, please let us know in advance by phone or email and we will make accommodations based on your needs.

Student Conduct

All students must respect the rights of their fellow students. Disruptive or distracting behavior cannot be permitted.

Academic dishonesty is not allowed.

Students who violate this Student Conduct Policy are subject to expulsion.

Student Complaints

We encourage any student who has a complaint to notify the faculty and/or administration so that the issue can be resolved effectively and satisfactorily.

The student may contact the Program Director of Private Postsecondary Career Schools at the Nebraska Department of Education

PROGRAMS OF STUDY

The Trans-American Institute of Professional Studies (TAIPS) provides pre-license education to individuals who are seeking to enter the appraisal profession or upgrade to a higher credential as a Real Property Appraiser. We also offer continuing education seminars for appraisers. In addition to our offerings at our primary location in Kearney, Nebraska, we offer appraisal courses and seminars at various locations around the country.

TAIPS has a strong list of continuing education offerings which are presented from time to time at various locations around the country. Many of our continuing education offerings are available in Nebraska and Iowa through the Mid-West Appraisers Association.

TAIPS also offers several specialized programs such as mentoring, appraisal reviews performed for the appraiser and customized training developed specifically for individual appraisal offices and others. Refer to the Special Programs section of this catalog.

Our most current schedule is always available online. To enroll in any of our classes, call 308-237-4160, or download the course enrollment form available on our website (www.TransAmStudies.com). Please note that many of our classes do have prerequisites; if you have met a prerequisite through a course given by another provider, please submit a copy of the applicable course certificate with your registration.

Due to the nature of real estate appraisal where most practitioners work on an independent contractor basis, no placement assistance is available through TAIPS.

Our faculty is available by appointment at the student's request to discuss the student progress. Faculty may also suggest such an appointment if there appears to be a need to discuss a student's academic progress.

Placement Assistance

TAIPS does not have a placement assistance program.

REAL PROPERTY APPRAISER

The Appraiser Qualifications Board (AQB) of The Appraisal Foundation establishes criteria for Trainee Real Property Appraiser, Licensed Real Property Appraiser, Certified Residential Real Property Appraiser and Certified General Real Property Appraiser. Individual states may have requirements that exceed those set by the AQB for the two certified classifications. The criteria for the trainee and licensed levels are not mandatory, although licensing has been almost universally adopted.

Recently, the AQB adopted new criteria for the various credentials. We have included two programs for each level; the first includes the course work required under the current criteria, the second is designed to meet the new criteria. The current criteria will apply to those appraisers who obtain their credential on or before December 31, 2007. It has yet to be determined exactly how each state will implement the new criteria.

There are currently four levels of appraiser credentials offered in most jurisdictions. The State of Nebraska offers Registered, Licensed, Certified Residential and Certified General. Many other states have a Trainee or Apprentice level rather than Registered.

Licensed Real Property Appraiser

OBJECTIVE: The objective of the Licensed Real Property Appraiser program is to provide the student a means of meeting the appraisal education requirements for Licensed Real Property Appraiser as established by the Appraiser Qualifications Board of the Appraisal.

This course of study includes all of the courses required to meet the criteria established by the AQB for the Licensed Real Property Appraiser Classification. In addition to the minimum education hours established by the AQB, there are also experience requirements that the applicant must meet. TAIPS has structured programs outlined in this section to meet the both the current criteria and the criteria that will go into effect for those who become licensed after 12/31/07. For additional information on the new or current criteria, please call the school.

The scope of practice for the licensed real property appraiser includes the appraisal of non-complex one to four family residential properties having a transaction value of less than \$1,000,000 and complex properties having a transaction value of less than \$250,000.

Licensed Real Property Appraiser Program – Current Criteria
(For those who become licensed prior to 1/1/08)

Course #	Course Title	Hours
AP101	Basic Appraisal Principles	30
AP102	Basic Appraisal Procedures	30
AP103	National USPAP Course	15
-	Residential appraisal elective	15
	Total	90

We recommend that the prospective licensee complete AP104 as his or her elective. Nebraska also requires 90 hours of qualifying education for its Registered Appraiser classification.

Licensed Real Property Appraiser Program – New Criteria
(For those who become licensed beginning 1/1/08)

Course #	Course Title	Hours
AP101	Basic Appraisal Principles	30
AP102	Basic Appraisal Procedures	30
AP103	National USPAP Course	15
AP104	Residential Appraisal Report Writing	15
AP105	Case Studies on the Cost Approach	15
AP106	Case Studies on the Sales Comparison	15
AP107	Case Studies on the Income Approach	15
AP108	Residential Highest and Best Use	15
	Total	150

Some jurisdictions have adopted the AQB criteria of 75 hours of education for the Real Property Appraiser Trainee Classification. In Nebraska, these criteria can be met by successfully completing AP101, AP102 and AP103. Appraisers in other jurisdictions should check with the appropriate regulatory agency to see if there are any requirements specific to their area.

Certified Residential Real Property Appraiser

OBJECTIVE: The objective of the Certified Residential Real Property Appraiser program is to provide the student a means of meeting the appraisal education requirements for Certified Residential Real Property Appraiser as established by the Appraiser Qualifications Board of the Appraisal.

This course of study includes all of the courses required to meet the criteria established by the Appraiser AQB for the Certified Residential Real Property Appraiser Classification. Individual states may have requirements that exceed those set by the AQB. In addition to the minimum education hours established by the AQB, there are also experience and college education requirements that the applicant must meet under the new criteria. TAIPS has structured programs outlined in this section to meet the both the current criteria and the criteria that will go into effect for those who become licensed after 12/31/07. For additional information on the new or current criteria, please call the school.

The scope of practice for the certified residential appraiser includes the appraisal of one to four family residential properties without regard to transaction value or complexity.

Certified Residential Real Property Appraiser Program – Current Criteria

(For those who become certified residential appraisers prior to 1/1/08)

Course #	Course Title	Hours
AP101	Basic Appraisal Principles	30
AP102	Basic Appraisal Procedures	30
AP103	National USPAP Course	15
n/a	Additional Appraisal Electives	45
	Total	120

We recommend that the prospective certified residential appraiser complete AP104, AP107, and AP211. Nebraska currently requires 30 hours of qualifying education that addresses income property appraisal. These recommendations meet the criteria for Nebraska. Appraisers in other jurisdictions should check with the appropriate regulatory agency to see if there are any requirements specific to their area.

Certified Residential Real Property Appraiser Program – New Criteria

(For those who become certified residential appraisers beginning 1/1/08)

Course #	Course Title	Hours
AP101	Basic Appraisal Principles	30
AP102	Basic Appraisal Procedures	30
AP103	National USPAP Course	15
AP104	Residential Appraisal Report Writing	15

AP105	Case Studies on the Cost Approach	15
AP106	Case Studies on the Sales Comparison	15
AP107	Case Studies on the Income Approach	15
AP108	Residential Highest and Best Use	15
AP209	Statistics, Modeling and Finance	15
AP210	Advanced Residential Appraisal Applications and Case Studies	15
n/a	Additional Appraisal Electives	20
	Total	200

Certified General Real Property Appraiser

OBJECTIVE: To provide the student a means of meeting the appraisal education requirements for Certified General Real Property Appraiser as established by the Appraiser Qualifications Board of the Appraisal.

This course of study includes all of the courses required to meet the criteria established by the AQB for the Certified General Real Property Appraiser Classification. Individual states may have requirements that exceed those set by the AQB. In addition to the minimum education hours established by the AQB, there are also experience and college education requirements that the applicant must meet under the new criteria. TAIPS has structured programs outlined in this section to meet the both the current criteria and the criteria that will go into effect for those who become licensed after 12/31/07. For additional information on the new or current criteria, please call the school.

The scope of practice for the certified general appraiser includes the appraisal of all properties without regard to transaction value or complexity.

Certified General Real Property Appraiser Program – Current Program

(For those who become certified general appraisers prior to 1/1/08)

Course #	Course Title	Hours
AP101	Basic Appraisal Principles	30
AP102	Basic Appraisal Procedures	30
AP103	National USPAP Course	15
AP307	Income Property Appraisal – Part A	30
AP407	Income Property Appraisal – Part B	30
n/a	Additional Appraisal Electives	45
	Total	180

We recommend that prospective certified general appraisers complete AP304 and AP420. This will exceed the minimum requirement in Nebraska by 15 hours, but will provide the student with a stronger professional foundation. Appraisers in other jurisdictions should check with the appropriate regulatory agency to see if there are any requirements specific to their area.

Certified General Real Property Appraiser Program – New Program

(For those who become certified general appraisers beginning 1/1/08)

Course #	Course Title	Hours
AP101	Basic Appraisal Principles	30
AP102	Basic Appraisal Procedures	30
AP103	National USPAP Course	15
AP104	Residential Appraisal Report Writing	15
AP105	Case Studies on the Cost Approach	15
AP106	Case Studies on the Sales Comparison	15
AP209	Statistics, Modeling and Finance	15
AP304	General Appraiser Report Writing	15
AP305	General Appraiser Site Valuation and Cost Approach	15
AP306	General Sales Comparison	15
AP307	Basic Income Capitalization	30
AP308	General Appraiser Market Analysis and Highest and Best Use	30
AP407	Income Property Appraisal – Part B	30
n/a	Additional Appraisal Electives	30
	Total	300

SPECIAL PROGRAMS

Our newly developed mentor program offers appraiser trainees a unique opportunity to obtain appraisal experience under the supervision of highly qualified mentors. Even experienced appraisers can benefit from our appraisal review program. We can also develop and deliver customized offerings to meet the needs of various groups.

Mentor Program

The Nebraska Real Estate Appraiser Board (NREAB) has authorized a mentor/intern program to assist appraisers or appraiser trainees in accumulating experience credit for credentialing. The State of Iowa also recognizes our program.

The process for acquiring credit through this program is quite different from typical field experience. Each appraisal report an intern writes must be USPAP compliant before it is accepted as experience credit and cannot be used for any other purpose. Based on this concept, the NREAB allows up to double credit for each appraisal completed through the program.

All of the work completed for the program is documented through the school on an experience log. The mentor/intern program is designed to be flexible and facilitates learning at the intern's own pace.

The pricing for the residential program is based on Packages. We require all new interns to spend a full day in the classroom as part of the first Package. The classroom time is spent reviewing appraisal fundamentals, USPAP, residential appraisal report writing and learning the appraisal software.

The goal of the program is to help the intern become competent in using appropriate development and report writing techniques and building a good working knowledge of the Uniform Standards of Professional Appraisal Practice. For many interns, this is the foundation needed for acceptance as an appraiser trainee by a certified appraiser in the field.

There is no limit to the amount of experience one can gain through the program. The intern decides whether to continue or not after the initial series. In addition to the residential program, we provide Packages to acquire commercial and agricultural experience.

TAIPS will announce planned mentoring sessions on our website. Each session has very limited enrollment, so you must register early if you want to participate.

Peer Review

In response to market demand, we have initiated a peer review service. Many appraisers, including beginners and some very experienced appraisers, want an independent opinion of the quality of their work. Some appraisers want this service in preparation for submitting application for licensing or certification. Others just want to make sure that their work product is meeting current standards.

For more information on this service, please call our office.

Customized In-house Training

In addition to our inventory of courses and seminars, we can custom tailor programs to meet the needs of individual firms or groups of independent appraisers or others with an interest in appraisal. We can also develop special programs for client groups.

For more information on how we can develop a program to meet your specific needs, please call our office.

COURSE AND SEMINAR DESCRIPTIONS

REAL PROPERTY APPRAISER QUALIFYING EDUCATION

AP101 – Basic Appraisal Principles

(30 hours)

This course fulfills the AQB requirement for Appraisal Principles.

Text: Appraisal: Basic Principles, (Hondros Learning)

This course is designed as basic instruction for the student interested in learning real property appraisal concepts. The lessons cover basic appraisal principles based on the AQB Course Module with appropriate subtopics. This course is a pre-requisite for Basic Appraisal Procedures and also provides the foundation for subsequent education for those interested in pursuing a career in real estate valuation.

Course Objectives:

The objectives of this course are to:

- provide the student with a solid foundation in real estate appraisal principles and concepts.
- assist the student with the development of an understanding of legal considerations including forms of ownership, public and private controls, real estate contracts and leases.
- provide an understanding the influences on real estate value.
- differentiate the differences between the various types and definitions of value.
- introduce and demonstrate the economic principles and the applications thereof.
- develop an understanding of real estate markets and the appropriate steps in proper analysis.
- develop an understanding of USPAP and how it applies in basic appraisal practice.
- demonstrate the importance of ethical standards in appraisal practice.

Prerequisite: None

NREAB Course Approval #Q20603

Course fee: \$575

AP102 – Basic Appraisal Procedures

(30 hours)

This course fulfills the AQB requirement for Appraisal Procedures

Text: Appraisal: Basis Procedures (Hondros Learning).

This course is designed as basic instruction for the student interested in learning real property appraisal procedures and concepts. The lessons cover basic appraisal procedures based on the AQB Course Module with appropriate subtopics. Basic Appraisal Principles is a pre-requisite for this course. Appraisal Procedures provides the foundation for subsequent education for those interested in pursuing a career in real estate valuation.

Course Objective: The objectives of this course are to:

- provide the student with a solid foundation in real estate appraisal procedures and concepts.
- provide the student with an understanding of the approaches to value.
- develop an understanding of the valuation process and relate the process with the Uniform Standards of Professional Appraisal Practice.
- develop an understanding of the reconciliation process and how to analyze the data to develop a final opinion of value.
- explain the reporting elements including the report options.
- demonstrate how to properly identify the property characteristics that are appropriate based on the intended use and intended user of the appraisal assignment.
- develop an understanding of basic construction elements including architectural styles and types of construction.
- provide an opportunity for the student to apply learned concepts to applications.

Prerequisite: AP101

NREAB Course Approval #Q20602

Course fee: \$575

AP103 – Uniform Standards of Professional Appraisal Practice

(15 hours)

This is the National USPAP Course and it will be taught by an AQB Certified USPAP Instructor.

Texts: Uniform Standards of Professional Appraisal Practice and National USPAP Course Student Manual, (The Appraisal Foundation.)

This program provides the student with basic education on the Uniform Standards of Professional Appraisal Practice (USPAP). The National USPAP Course was developed for The Appraisal Foundation and it, or its equivalent, is required as part of all qualifying education programs.

Course Objective: To develop a basic understanding of the professional standards to which appraisers are expected to conform.

Prerequisite: AP101 or equivalent

NREAB Course Approval #Q20601

Course fee: \$295

AP104 – Residential Appraisal Report Writing

(15 hours)

Text: Residential Appraisal Report Writing, (Trans-American Institute of Professional Studies, Inc.)

The Residential Report Writing Course is designed to help the appraiser communicate more effectively and avoid common errors reporting errors. Emphasis is placed on producing defensible, USPAP compliant reports.

Course Objective: To enable the student to effectively communicate appraisal results in compliance with USPAP.

Prerequisites: AP102 and AP103 or equivalents

NREAB Course Approval #A0049

Course fee: \$295

AP105 – Residential Cost Approach and Site Valuation

(15 hours)

Texts: Fundamentals of Real Estate Appraisal (Ventolo and Williams, Dearborn Publishing) and *Case Studies on the Cost Approach* workbook, (Trans-American Institute of Professional Studies, Inc.)

This course is designed to guide the appraiser or appraiser trainee through a practical application of residential case studies utilizing the Cost Approach to Value including site valuation. The student will review the applicable portions of USPAP and apply the proper methods and techniques for analysis in each property type.

Course Objective: To enable the student to demonstrate proper understanding of the principles, methods and techniques that apply to site valuation and the Cost Approach to Value.

Prerequisite: AP102 or equivalent

NREAB Course Approval #A2226

Course fee: \$295

AP106 – Case Studies on the Sales Comparison

(15 hours)

This course fulfills the AQB criteria for Residential Sales Comparison

Texts: Fundamentals of Real Estate Appraisal (Ventolo and Williams, Dearborn Publishing) and *Case Studies on the Sales Comparison* workbook, (Trans-American Institute of Professional Studies, Inc.)

This course is designed to guide the appraiser or appraiser trainee through a practical application of residential case studies utilizing the Sales Comparison Approach. The student will review the applicable portions of USPAP and apply the proper methods and techniques for analysis in each property type. The test is 50 questions and covers USPAP and applications in the Sales Comparison Approach.

Course Objective: To enable the student to demonstrate proper understanding of the principles, methods and techniques that apply to the Sales Comparison Approach to Value.

Prerequisite: AP102 or equivalent

NREAB Course Approval #A2229

Course fee: \$295

AP107 – Case Studies on the Income Approach

(15 hours)

This course fulfills the AQB criteria for Residential Sales Income Approach

Texts: Fundamentals of Real Estate Appraisal (Ventolo and Williams, Dearborn Publishing) and *Case Studies on the Residential Income Approach* workbook, (Trans-American Institute of Professional Studies, Inc.)

This course is designed to guide the appraiser or appraiser trainee through a practical application of residential case studies utilizing the Income Approach to Value. The student will review the applicable portions of USPAP and apply the proper methods and techniques for analysis in each property type.

Course Objective: To enable the student to demonstrate proper understanding of the principles, methods and techniques that apply to the Income Approach to Value.

Prerequisite: AP102 or equivalent

NREAB Course Approval #A2252

Course fee: \$295

AP212 – Small Residential Income Property Appraisal

(21 hours)

This course is intended to provide elective course hours as required in the AQB's 2008 criteria for Certified Residential Real Property Appraiser.

Text: Appraising Small Income Properties, Trans-American Institute of Professional Studies

This course focuses on the valuation of two to four family residential properties emphasizing the application of the Income Approach to Value. The discussion will explore the application of fundamental appraisal principles to income property appraisal and the techniques utilized in developing the appraisal. The course includes an introduction to the six functions of a dollar and direct capitalization. This is followed by a detailed study of the most common reporting vehicle, the Small Residential Income Property Appraisal Report (SRIPAR-FNMA form 1025). The Operating Income Statement (FNMA form 216) and the Single Family Comparable Rent Schedule (FNMA form 1007) will also be covered.

Course Objective: To provide a foundation in the proper application of the approaches to value and reporting techniques as applied to small residential income properties.

Prerequisite: AP105, AP106, and AP107 or equivalents

NREAB Course Approval #Q20604

Course fee: \$439

AP307 – Income Property Appraisal – Part A

(30 hours)

This course fulfills the AQB criteria for Basic Income Capitalization

Text: *Part A - Income Property Appraisal* workbook. Trans-American Institute of Professional Studies.

Course instruction includes the nature of income-producing properties and lease interests, property rights, review of basic income principles, capitalization rates, rate selection techniques, residual techniques, yield capitalization, and discounted cash flow analysis.

Course Objective: To provide the prospective general appraiser with a basic understanding of the methods and techniques of income capitalization.

Prerequisite: AP102 or equivalent

NREAB Course Approval #A0006

Course fee: \$575

AP407 – Income Property Appraisal – Part B

(30 hours)

This course fulfills the AQB criteria for Advanced Income Capitalization

Text: *Part B - Income Property Appraisal* workbook. Trans-American Institute of Professional Studies.

The course includes a review of the basic income capitalization concepts, discounting procedures, lease interests, applied discounting, property models, mortgage and equity contribution, mortgage equity capitalization and investment analysis. Students must bring a financial calculator to class.

Course Objective: To develop an advanced understanding of income capitalization methods and techniques.

Prerequisite: AP307 or equivalent

NREAB Course Approval #A0007

Course fee: \$575

AP410 – Introduction to Agricultural Appraisal

(30 hours)

Text: The Appraisal of Rural Properties; Appraisal Institute and American Society of Farm Managers and Rural Appraisers. *Introduction to Agricultural Appraisal* workbook; Trans-American Institute of Professional Studies, Inc.

This course is designed for the real property appraiser interested in learning agricultural appraisal. The course will cover terminology, methods and techniques necessary to properly develop the approaches to value in agricultural appraisal assignments. Introduction to Agricultural Appraisal also provides an excellent review for the experienced appraiser. A course workbook is included.

Course Objective: To provide a basic understand of the methods and techniques used in agricultural appraisal

Prerequisite: AP308 or equivalent

NREAB Course Approval # A0008

Course fee: \$575

AP411 – Practical Application of Agricultural Appraisal

(30 hours)

Text: The Appraisal of Rural Properties; Appraisal Institute and American Society of Farm Managers and Rural Appraisers. *Practical Application of Agricultural Appraisal* workbook; Trans-American Institute of Professional Studies, Inc.

This course is designed as intermediate level instruction for those students interested in developing agricultural real property appraisal techniques or as a review of applied agricultural appraisal concepts. The Uniform Standards of Professional Appraisal Practice are utilized in the course with emphasis on USPAP compliance. Students will complete an agricultural appraisal and a summary report.

Course Objective: To demonstrate the application of agricultural appraisal concepts through the development of an appraisal and the reporting of the results.

Prerequisite: AP410 or equivalent

NREAB Course Approval #A0018

Course fee: \$750

AP420 – Practical Application of the Commercial Real Estate Appraisal

(30 hours)

This course fulfills the AQB requirement for Advanced General Appraisal Applications and Case Studies.

Text:

This course is designed as intermediate level instruction for those students interested in learning to apply commercial real property appraisal techniques and developing USPAP compliant reporting skills. It also serves as an excellent review for appraisers currently doing commercial appraisal work. The Uniform Standards of Professional Appraisal Practice are utilized in the course with emphasis on USPAP compliance. Students will develop a commercial appraisal and a summary appraisal report from a case study. All three approaches to value are utilized in the appraisal process as well as an analysis of Highest and Best Use. A basic report format is provided to the student as part of the course.

Course Objective: To demonstrate the application of non-residential income appraisal concepts through the development of an appraisal and the reporting of the results.

Prerequisite: AP305, AP306, AP308 and AP 407.

NREAB Course Approval #A9914

Course fee: \$750