



**DEPARTMENT OF BUSINESS AND OFFICE ADMINISTRATION**  
**COURSE OUTLINE FALL 2020**

**BA2310 A2: FOUNDATIONS OF REAL ESTATE APPRAISAL 3 (3-0-1)**  
**60 hours for 15 Weeks**

<b>INSTRUCTOR:</b>	Jeff Nutting	<b>PHONE:</b>	(780) 532-4014
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<b>OFFICE HRS:</b>	TBA and By Appointment		

**CALENDAR DESCRIPTION:**

This course examines the theory and fundamentals underlying the valuation of real estate. Land rights, property utility, physical improvements, restrictive uses, and other factors that make up value are discussed. Approaches of appraisal are explored with a description of the three most common techniques of establishing value: the market approach, the cost approach and the income approach. Also the basic principles underlying real estate valuation such as the principle of highest and best use, the principle of substitution, the principle of contribution and the economic forces underlying real estate values are discussed.

**PREREQUISITE:**

Financial Mathematics BA 1050 or consent of the instructor

**REQUIRED TEXT:**

Course material supplied by the Real Estate Division of the University of British Columbia, The Appraisal of Real Estate Third Canadian Edition

**FALL 2020 DELIVERY: Remote Delivery**

This course is delivered remotely. There are no face-to-face or onsite requirements. Students must have a computer with a webcam and a reliable internet connection. Technological support is available through [helpdesk@gprc.ab.ca](mailto:helpdesk@gprc.ab.ca).

Remote delivery refers to synchronous learning following the published timetable on the GPRC website and outlined in your myGPRC (see <https://my.gprc.ab.ca/SelfService/Home.aspx>) course schedule.

**COURSE OBJECTIVES:**

This course gives a basic introduction to real estate appraisal. It introduces students to ways to value residential properties and to analyze their salient features. An examination is made of

real property in terms of its interests and valuation considerations. Participants are introduced to the Cost, Income and Direct Comparison Approaches to value.

### **LEARNING OUTCOMES:**

1. Students will understand the nature of value in real property.
2. Participants will gain knowledge as to the function of real estate and money markets in Canada.
3. Real property ownership and interests will be understood.
4. Students will develop an ability to work out a valuation process with market, land and improvements analysis.
5. An ability to do a highest and best use analysis will be gained.
6. Students will know how to do a Cost Approach which includes site valuation, the identification of depreciation and the estimate of costs.
7. An understanding of income and expense analysis along with capitalization within the Income Approach will be achieved.
8. Students will be able at the conclusion of the course to apply the Direct Comparison Approach.
9. At the conclusion of the course students will know how to reconcile value interests to come up with a final estimate of value.

### **TRANSFERABILITY:**

The course transfers to the Appraisal Institute of Canada's CRA program, UBC's BUSI 330 course, U of Alberta BUS 3xx, Regina BUSLV 200, Athabasca's U FNCE 3xx, MacEwan's BUSN 2xx and Thompson Rivers University. Block transfer post-diploma agreements have been made with the following institutions: Athabasca University (including GPRC on-campus AU 2+1 and 2+2 Bachelor of Management degree), University of Lethbridge, Lakeland College, Okanagan College, Thompson Rivers' University and Royal Roads University. Students intending to transfer to a post-secondary institution to take advantage of a transfer opportunity are advised to check with the appropriate college/institute for the latest transfer information as acceptance

### **EVALUATIONS:**

### **GRADING CRITERIA:**

Appraisal Assignments	30% (3 @ 10%)
Open Book Assignment	10%
Midterm	25%
Final Exam	35%

Assignments will consist of three appraisals on residential properties

Grades are first recorded as percentages. After the last exam, the weighted average of the percentages will be converted to the college four-point system according to the following table:

Letter Grade	Grade Point Value	Percentage Range	Description
A+	4.0	90-100	Outstanding
A	4.0	85-89	<i>Excellent</i>
A-	3.7	80-84	
B+	3.3	76-79	
B	3.0	73-75	<i>Good</i>
B-	2.7	70-72	
C+	2.3	67-69	
C	2.0	64-66	<i>Satisfactory</i>
C-	1.7	60-63	
D+	1.3	55-59	
D	1.0	50-54	<i>Minimal Pass</i>
F	0.0	Below 50	Fail

#### **COURSE SCHEDULE/TENATIVE TIMELINE:**

September 5	Lesson 1	Introduction to Appraisal	Chapters	1 to 3
September 19	Lesson 2	Principles of Appraisal		4 to 7
October 3	Lesson 3	Property Analysis		8 to 11
October 17	Lesson 4/5	Market Analysis, Highest and Best Use Analysis: Land Valuation		12, 16
October 31	Lesson 6/7	Cost Method		17 to 19
November 14	Lesson 8/9	Direct Comparison Method		13 to 15
November 28	Lesson 10	Income Method		20 to 24
December 5th	Lesson 11	Reconciliation, the Appraisal Report, Statistics		25 to 30

Exams will be scheduled in location and date by GPRC student services.

## **STUDENT RESPONSIBILITIES:**

### **STATEMENT ON PLAGIARISM AND CHEATING:**

Refer to the Student Conduct section of the College Admission Guide at <http://www.gprc.ab.ca/programs/calendar/> or the College Policy on Student Misconduct: Plagiarism and Cheating at [www.gprc.ab.ca/about/administration/policies/](http://www.gprc.ab.ca/about/administration/policies/)\*\*

\*\*Note: all Academic and Administrative policies are available on the same page.

The instructor reserves the right to use electronic plagiarism detection services. Students are expected to demonstrate professional conduct for the duration of the course. Some aspects of this include the following: attending each class and arriving on time, restricting discussions in class to the current course material, keeping mobile phones in the “off” or “silent” modes, and not placing or answering calls, text messages, or emails during class time. Unprofessional conduct is disruptive to the learning environment and makes mastering the course material more difficult for all students. Academic Regulations state that “You may be refused permission to write a final examination in a course on the advice of the instructor concerned. This usually happens when absences are excessive or if significant parts of required assignments or lab work are not completed.” The definition of excessive absences in this class will be more than 3 classes missed without a doctors or other note. A sign in sheet will be supplied at some classes or on site practicums.