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## 421 The Valuation of Partial Acquisitions 11.05.18 Corona, CA



### 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.

