

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

# 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.

_   _   _   _   _   _   _   _   _   _			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)
Title			Will you also be attending? □ Yes □ No
I_I_I_I_I_I_I_I_Company Name			
IIIIIII Address		_ _ _ _	
IIIIIII City, State, Zip/Postal C	_             _	_ _ _ _ _	
() Phone		IIIIIIII Member ID Number	
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Member Tuition	Non-Member Tuition	Total Tuition Amount	Total Member Registrants:
\$ 780.00	\$ 900.00		Total Non-Member Registrants:
PRINT NAME AS IT A	PPEARS ON CARD:		3-DIGIT CVV:
AMEX MC	VISA Card #:		EXP:
SIGNATURE:		Date:	Amount to be Charged:
421 The Valuation of	Partial Acquisitions 11.05.18	Corona, CA	
Sponsor: IRWA Chapter 57 Date: November 5-8, 2018 Time: 4 days – 8 AM to 5 PM Daily City: Corona, CA		Accommodations: Ayres Hotels 2260 Griffin Way Corona, CA 92879	
Class Location: Ayres Hotels 2260 Griffin Way Corona, CA 92879 Phone: (951) 734-2140		Corona, CA 9 Phone: (951) Rate: \$118.00	734-2140
Participant Capacity: 40  Four Ways to Register:		Course Coordinator: Mrs. Kelley R. Kelley Project Manager Overland, Pacific & Cutler, LLC	

Online: www.irwaonline.org Fax: (310) 538-1471 Phone: (310) 538-0233, x138 Contact Course Coordinator

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Michael Lahodny is a Consultant with the Right of Way Firm Bender Rosenthal, Inc in their Sacramento Office. As a technical project specialist, he provides project oversight involving appraisal delivery, appraisal review and appraisal quality assurance. He has been involved with eminent domain appraisals for over 45 years. He is a Certified General Appraiser in California. Prior to joining Bender Rosenthal, Inc., Mr. Lahodny spent over 35 years performing and managing right of way project delivery activities throughout various districts of the California Department of Transportation. During this tenure, he developed and improved appraisal processes, developed appraisal staff, provided appraisal training and created appraisal training materials. He has taken extensive appraisal courses from IRWA, the Appraisal Institute and other appraisal organizations. He's a former representative to the Federal Highway Administration Appraisal Advisory Board He is currently a member of Chapter 27 and has been instructing appraisal courses for the IRWA for over 20 years.

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, Instructor 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 the 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