

Office of Academic Affairs  
Tarleton State University  
Date Prepared: 12/1/08  
Dates Revised:

## Master Course Syllabus Outline

Department: Management, Marketing and Administrative Systems  
Course Prefix/Number: G B 409  
Course Title: Real Estate Appraisal

Master Syllabus Approved by Department on: 12/1/08

- I. Catalog Description: A study of the central purposes and functions of an appraisal, social and economic determinant of value, appraisal of case studies, cost, market data and income approaches to value estimates, final correlations, and reporting
- II. Prerequisites: GB 405 or permission of Department Head
- III. Expanded Course Description: This course is intended to prepare the student to recognize and use the appraisal process. Further, the student will understand the basic value principles and their effect on property values.
- IV. Intended Student Outcomes:  
At the conclusion of the course, the student will achieve the following:
  - a. Knowledge outcomes:
    - (1) Describe the role and qualifications of an appraiser
    - (2) Define legal descriptions of land and legal rights and interests of property owners.
    - (3) Identify the provisions of federal fair housing regulations and environmental concerns and their effects on property appraisals.
    - (4) Define the real estate marketplace.
    - (5) Describe the appraisal process and its importance.
    - (6) Describe the importance and role of building construction plans and specifications.
    - (7) Define data collection and its sources.
    - (8) Identify the process of site valuation.
    - (9) Describe the three approaches to property value and the uses of each.
    - (10) Describe the use and benefit of the Uniform Residential Appraisal Report
    - (11) Define the purpose of the Uniform Standards of Professional Appraisal Practice and its relevance to the appraisal profession.
    - (12) Describe reconciliation: what it is and is not.
    - (13) Identify state appraisal requirements.
  - b. Skill outcomes:

- (1) Recognize how changes in the marketplace effect properly values.
- (2) Evaluate each of the basic value principles.
- (3) Be able to use the various sources in the data collection process.
- (4) Recognize which of the approaches to value should be afforded the greatest weight in a given appraisal.
- (5) Analyze the Uniform Residential Appraisal report and the information that is needed to complete the report.
- (6) Understand the responsibility of the appraiser based on the Uniform Standards of Professional Appraisal Practice.

V. Unless otherwise stipulated in this master syllabus by the department, the following items are subject to faculty discretion as described in each faculty member's individual course outline/syllabus:

- a) Course Requirements
- b) Required Text(s)
- c) Bibliography

VI. Academic Honesty: Cheating, plagiarism (submitting another person's materials or ideas as one's own), or doing work for another person who will receive academic credit are all-impermissible. This includes the use of unauthorized books, notebooks, or other sources in order to secure of give help during an examination, the unauthorized copying of examinations, assignments, reports, or term papers, or the presentation of unacknowledged material as if it were the student's own work. Disciplinary action may be taken beyond the academic discipline administered by the faculty member who teaches the course in which the cheating took place.

VII. Students With Disabilities Policy: It is the policy of Tarleton State University to comply with the Americans with Disabilities Act (ADA) and other federal, state, and local laws relative to the provision of disability services. Students with disabilities attending Tarleton State University may contact the Office of Disability Services at (254) 968-9478 to request appropriate accommodation. Furthermore, formal accommodation requests cannot be made until the student has been officially admitted to Tarleton State University.

Department Head Signature/Date:

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Signature

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Date