

Schedule

SECTION 1. (Day 1 Morning)

Registration and Orientation
Sign in Orientation (Classroom Rules and Procedures)
Part 1. Fundamentals of the Appraisal of Rural Properties
Definitions of <i>Rural</i> and <i>Urban</i> How Do Rural Markets Affect the Economy? Identifying Property Rights and Interests to Be Appraised in Rural Property Financing Rural Property Unique Data Required for Rural Properties
Part 2. Property Productivity Analysis—Soils and Rangeland Capability
Soils and Rangeland Capability—Overview Soil Characteristics Soil Mapping Break Ecological Sites Web Soil Survey Case Studies Break
Part 3. Property Productivity Analysis—Improvement Descriptions
Site Improvements Building Descriptions
Part 4. Market Analysis and Highest and Best Use
Market Analysis Six-Step Process Highest and Best Use Analysis LUNCH

SECTION 2. (Day 1 Afternoon)

Part 5. Sales Comparison Approach—Overview and Unimproved Comparable Analysis

Sales Comparison Approach—Five Basic Steps
Identification and Measurement of Adjustments
Land Class Ratio Analysis and Land Adjustment Process
Break

Part 6. Sales Comparison Approach—Improved Sales Analysis

Analysis of Improved Property Sales: Estimating the
Building Contribution
Break
Compare Competitive Properties with the Subject
Property's Land and Buildings
Reconciliation of Value Indications
Reporting the Results
Final Thoughts
Adjourn