

**RE 80F Course Outline as of Summer 2003****CATALOG INFORMATION**

Dept and Nbr: RE 80F

Title: RES REAL ESTATE APP

Full Title: Residential Real Estate Appraisal

Last Reviewed: 2/12/2024

Units		Course Hours per Week		Nbr of Weeks	Course Hours Total	
Maximum	3.00	Lecture Scheduled	3.00	17.5	Lecture Scheduled	52.50
Minimum	3.00	Lab Scheduled	0	6	Lab Scheduled	0
		Contact DHR	0		Contact DHR	0
		Contact Total	3.00		Contact Total	52.50
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 105.00

Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable

Grading: Grade Only

Repeatability: 27 - Exempt From Repeat Provisions

Also Listed As:

Formerly:

**Catalog Description:**

Different approaches, methods and techniques used to determine the value of various types of property. Emphasis on residential and single unit property. Applies toward State's educational requirements for the broker's examination.

**Prerequisites/Corequisites:****Recommended Preparation:**

RE 80C, 80E.

**Limits on Enrollment:****Schedule of Classes Information:**

Description: Introduction to principals and techniques required to determine the market value of residential properties and prepare a report. Applies toward the California Broker's requirements & Licensed Appraiser's Continuing Ed. (Grade Only)

Prerequisites/Corequisites:

Recommended: RE 80C, 80E.

Limits on Enrollment:

Transfer Credit: CSU;  
Repeatability: Exempt From Repeat Provisions

## **ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:**

<b>AS Degree:</b>	<b>Area</b>			Effective:	Inactive:
<b>CSU GE:</b>	<b>Transfer Area</b>			Effective:	Inactive:
<b>IGETC:</b>	<b>Transfer Area</b>			Effective:	Inactive:
<b>CSU Transfer:</b>	Transferable	Effective:	Fall 1981	Inactive:	
<b>UC Transfer:</b>		Effective:		Inactive:	

**CID:**

**Certificate/Major Applicable:**  
Certificate Applicable Course

## **COURSE CONTENT**

### **Outcomes and Objectives:**

Upon completion of the course, students will be able to:

1. Distinguish land from site.
2. Define real property versus personal property.
3. Define property value basics and principles including substitution, highest and best use, supply and demand, conformity/contribution, and the law of increasing and decreasing returns.
4. Define the three basic appraisal approaches including market data, cost, and income capitalization.
5. Complete a residential appraisal.

### **Topics and Scope:**

1. Basic Concepts of Real Estate Appraisal
  - a. Land Versus Site:  
Municipal and Water Rights
  - b. Real Property
    - 1) Fixtures
    - 2) Appurtenances
    - 3) Bundle of Rights
  - c. Personal Property
2. Basic Value Principles
  - a. Principle of Substitution
  - b. Highest and Best Use
  - c. Supply and Demand
  - d. Conformity/Contribution
  - e. Law of Increasing and Decreasing Returns
  - f. Competition/Change and Anticipation
3. The Appraisal Process
  - a. Market Data

- b. Cost
- c. Income Capitalization
- 4. The Appraisal Report
  - a. Letter of Opinion
  - b. Form Report
  - c. Narrative Report

### Assignment:

- 1. Weekly reading assignments.
- 2. Various short problem-solving assignments.
- 3. Quizzes on each chapter of the text.
- 4. Midterm and final exams.

### Methods of Evaluation/Basis of Grade:

**Writing:** Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Written homework, Essay exams

Writing  
1 - 35%

**Problem Solving:** Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Homework problems, Field work

Problem solving  
1 - 10%

**Skill Demonstrations:** All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

Class performances

Skill Demonstrations  
1 - 10%

**Exams:** All forms of formal testing, other than skill performance exams.

Multiple choice, True/false

Exams  
2 - 70%

**Other:** Includes any assessment tools that do not logically fit into the above categories.

None

Other Category  
0 - 0%

### Representative Textbooks and Materials:

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