

# Schedule

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## **SECTION 1. (Day 1 Morning)**

<b>Overview</b>
Registration and Orientation
<b>Part 1. Legal Specialties Requiring Appraisal Services</b>
Real Estate Dual Court System Litigation Appraisals Morning Break
<b>Part 2. Effective Communication with the Trier of Fact</b>
Advocacy/Multi-Phase Contracts Depositions, Triers of Fact, Exhibits Miscellaneous Pointers Morning Break
<b>Part 3. Environmental issues</b>
Competency Concerns Environmental Contamination/Stigma Analysis of an Expert's Report for Reliability Quantifying Contamination's Impact on Property Values Practice Test Lunch

## **SECTION 2. (Day 1 Afternoon)**

### **Part 4. Environmental issues, cont.**

Other Environmental Issues Arising in Litigation Cases

4.1 Problem. Endangered Species

4.2 Problem. Palermo Shopping Center

4.3 Problem. ACOE Denial

Afternoon Break

4.4 Problem. Scrub Jay Ridge

### **Part 5. Tax Appeal Issues**

Mass Appraisal Techniques/Phases of Tax Appeal Ethics/  
Role of the Appraiser/Assessment Review

5.2 Discussion Question

Afternoon Break

Assessed Value versus Market Value/Valuation Issues/  
Loading the Cap Rate

5.4 Problem. Tax Appeal

5.5 Problem. The Wander Inn

Practice Test

### **SECTION 3. (Day 2 Morning)**

#### **Part 6. Construction Defects**

6.1 Discussion Question. Defects and Deficiencies  
Construction Defects Discussion  
6.2 Problem. Mistake by Builder  
Morning Break  
6.3 Problem. Defect in Property  
6.4 Problem. Worthmore Condominiums

#### **Part 7. Bankruptcy and Deficiency Judgments**

Bankruptcy/Automatic Stay  
Morning Break  
Multi-Phase Agreement/Report Requirements  
Bankruptcy Petitions  
Practice Test  
Lunch

### **SECTION 4. (Day 2 Afternoon)**

#### **Part 8. Bankruptcy and Deficiency Judgments, cont.**

Bankruptcy Cram Down Problem  
Deficiency Judgments

#### **Part 9. Fraud, Misrepresentation, and Breach of Contract**

Fraud versus Misrepresentation  
Afternoon Break  
9.1 Problem  
Principles of Contract Law  
Burden of Proof and Damages

#### **Part 10. Reviewing Appraisals For Litigation**

Reviewing in the Litigation Arena  
Afternoon Break  
Appraisal Standards  
10.1 Problem  
Appraisers as Experts  
Practice Test

## **SECTION 5. (Day 3 Morning)**

### **Part 11. Miscellaneous Litigation**

Review of Previous Day/Appraisers as Experts  
Divorce Assignments  
11.1 Problem  
Morning Break  
Income, Gift, Estate Tax  
Partition Litigation  
Morning Break  
Insurance Litigation/Disputes/Liability  
Practice Test  
Lunch

## **SECTION 6. (Day 3 Afternoon)**

### **Part 12. Inverse Condemnation**

Inverse Condemnation Background  
12.1 Problem  
Court Cases  
Inverse Condemnation Actions  
Physical Invasion Cases  
Afternoon Break  
Regulatory Taking Cases  
Measures of Compensation in Inverse Takings  
12.8 Problem. Proposed Apartment Complex

### **Part 13. Consulting Assignments**

Consulting Assignments  
Afternoon Break  
Land Use Issues  
Mediation and Arbitration

### **Part 14. Course Review**

Course Review  
Exam Instructions  
Final Exam