



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

Course 421: The Valuation of Partial Acquisitions

April 19 - 22, 2021

Instructor-Led Virtual Class

Start Time 8am Central

Hosted by IRWA Region 2



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:

Financial Calculator

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.

Register online at www.irwaonline.org / Fax this entire page to IRWA HQ: (310) 538-1471

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.