

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.

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Course 421: The Valuation of Partial Acquisitions April 19-22, 2021 Virtual Class

Sponsor: IRWA Region 2

Class Information:

Newrow Conference Call Participant Capacity: 30

To Register:

Online: www.irwaonline.org
Fax: (310) 538-1471
Phone: (310) 538-0233, x124
Email: registrations@irwaonline.org
Contact Course Coordinator

Course Coordinator:

Erin Newberry, SR/WA, R/W-NAC, R/W-RAC 17763 Maui Sands San Antonio, TX 78255 Phone: (210) 844-9961

Email: erin.newberry@hdrinc.com

Course Instructor:

Dalton Vann, MAI, RWA, R/W-AC has been appraising in the right of way profession since 2007 and has worked for several valuation firms in North Texas. Mr. Vann has performed valuation and consulting services across the State of Texas on various properties including industrial facilities, retail centers, hotels/motels, subdivisions, office buildings, billboards, churches, ranches, estates, residential units, and raw land. His experience in appraisal for right of way acquisition purposes includes projects for public transportation authorities, local municipalities, public utilities, pipeline, and electrical transmission line companies, light rail authorities and other agencies. Mr. Vann has served on the IRWA Chapter 36 board and in committees since 2011 and was the young professional of the year for the chapter in 2015. He has served on the education committee for IRWA Chapter 36 and serves as a Chapter board member.

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, Instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

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@inwaoniline.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.