



Workshop 852 – AAS Case Study Review Workshop

Course Description

The AAS Case Study Review Workshop will cover topics from the various required courses for the AAS Designation. Topics include assessment administration (budgeting and planning), the three approaches to value (cost, sales comparison, and income), the economic principles of appraisal, highest & best use, time & physical characteristic adjustments, aspects of appraisal accuracy (levels of appraisal and uniformity), calculations of statistical items such as the median, mean, coefficient of dispersion (COD), & standard deviation, tax policy issues, and Uniform Standards of Professional Appraisal Practice. Individual appraisal and assessment administration issues questions are also included.

During the final four hours of the workshop, students will take a practice case study followed by approximately one-hour of reviewing the case study solutions. The practice case study has fifty questions and approximately 14 pages of background information. There is no graded exam.

Objectives

Workshop 852 will cover topics from the various required courses for the AAS Designation.

These topics will include:

- assessment administration (budgeting and planning)
- the three approaches to value (cost, sales comparison, and income)
- the economic principles of appraisal
- highest & best use
- time & physical characteristic adjustments
- aspects of appraisal accuracy (levels of appraisal and uniformity)
- calculations of statistical items such as the median, mean, coefficient of dispersion (COD), & standard deviation
- tax policy issues
- Uniform Standards of Professional Appraisal Practice

There will also be questions that deal with individual appraisal and assessment administration issues.

Timetable

Topic	Time Requirement	Day Covered
Section 1: Assessment Administration		
Introduction	15 minutes	Day 1
Purpose of Planning	15 minutes	Day 1
The Current Status of the Organization	20 minutes	Day 1
The Planning Process	20 minutes	Day 1
Determining Personnel Requirements	30 minutes	Day 1
The Control Process	20 minutes	Day 1
Section 2: The Cost Approach		
Introduction	15 minutes	Day 1
Economic Principles	15 minutes	Day 1
Land Value (Site Value)	60 minutes	Day 1
Depreciation	90 minutes	Day 1
Summary	15 minutes	Day 1
Section 3: Sales Comparison Approach		
Introduction	15 minutes	Day 1
Economic Principles	15 minutes	Day 1
Adjustment Process	30 minutes	Day 1
Sequence of Adjustments	15 minutes	Day 1
Analysis of Comparable Properties	60 minutes	Day 1
Section 4: Income Approach		
Introduction	15 minutes	Day 2
Potential Gross Income	15 minutes	Day 2
Vacancy & Collection Loss	15 minutes	Day 2
Miscellaneous Income	5 minutes	Day 2
Effective Gross Income	5 minutes	Day 2

Topic	Time Requirement	Day Covered
Operating Expenses & Replacement Reserves	20 minutes	Day 2
Net Operating Income	5 minutes	Day 2
Overall Capitalization Rate	20 minutes	Day 2
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Section 5: Mass Appraisal Analysis		
Introduction	15 minutes	Day 2
Levels of Appraisal	10 minutes	Day 2
Price Related Differential	10 minutes	Day 2
Standard Deviation	25 minutes	Day 2
Coefficient of Variation	15 minutes	Day 2
Coefficient of Dispersion	25 minutes	Day 2
Quartiles & Percentages	20 minutes	Day 2
Practice Exam	210 minutes	Day 2
Review Practice Exam	210 minutes	Day 3
Total	18.5 Hours	