

RE162 : Basic Appraisal Principles And Procedures

General Information

Author:	<ul style="list-style-type: none">• Michael Scott• Taber, Colleen• Huber, Walter
Attachments:	DE Addendum_RE_162 COR_10_24_2020 CoDE_09_26_2023.pdf
Course Code (CB01) :	RE162
Course Title (CB02) :	Basic Appraisal Principles And Procedures
Department:	RE
Proposal Start:	Spring 2025
TOP Code (CB03) :	(0511.00) Real Estate
CIP Code:	(52.1501) Real Estate.
SAM Code (CB09) :	Clearly Occupational
Distance Education Approved:	No
Will this course be taught asynchronously?:	No
Course Control Number (CB00) :	CCC000343609
Curriculum Committee Approval Date:	06/12/2024
Board of Trustees Approval Date:	07/16/2024
Last Cyclical Review Date:	06/12/2024
Course Description and Course Note:	RE 162 covers basic real estate appraisal principles and procedures, and meets the license requirements for all levels of appraisal licensure, including the trainee license, residential license, certified residential license, and certified general license. This course qualifies with the California Department of Real Estate as a statutory/pre-license real estate course for both the salesperson and broker education requirements, and meets the requirements of the 2008 Appraisal Qualifications Board (AQB) of the Appraisal Foundation.
Justification:	Mandatory Revision
Academic Career:	<ul style="list-style-type: none">• Credit
Mode of Delivery:	
Author:	Taber, Colleen Huber, Walter
Course Family:	

Academic Senate Discipline

Primary Discipline:	<ul style="list-style-type: none">• Real Estate
Alternate Discipline:	No value
Alternate Discipline:	No value

Course Development

Basic Skill Status (CB08)

Course is not a basic skills course.

 Allow Students to Gain Credit by Exam/Challenge**Course Special Class Status (CB13)**

Course is not a special class.

Pre-Collegiate Level (CB21)

Not applicable.

Grading Basis

- Grade with Pass / No-Pass Option

Course Support Course Status (CB26)

Course is not a support course

General Education and C-ID**General Education Status (CB25)**

Not Applicable

Transferability

Transferable to CSU only

Transferability Status

Approved

Units and Hours**Summary****Minimum Credit Units (CB07)** 3.5**Maximum Credit Units (CB06)** 3.5**Total Course In-Class (Contact) Hours** 63**Total Course Out-of-Class Hours** 126**Total Student Learning Hours** 189**Credit / Non-Credit Options****Course Type (CB04)**

Credit - Degree Applicable

Noncredit Course Category (CB22)

Credit Course.

Noncredit Special Characteristics

No Value

Course Classification Code (CB11)

Credit Course.

 Variable Credit Course**Funding Agency Category (CB23)**

Not Applicable.

 Cooperative Work Experience
 Education Status (CB10)
Weekly Student Hours

	In Class	Out of Class
Lecture Hours	3.5	7
Laboratory Hours	0	0
Studio Hours	0	0

Course Student Hours

Course Duration (Weeks)	18
Hours per unit divisor	0
Course In-Class (Contact) Hours	
Lecture	63
Laboratory	0
Studio	0
Total	63

Course Out-of-Class Hours

Lecture	126
Laboratory	0
Studio	0
Total	126

Time Commitment Notes for Students

No value

Units and Hours - Weekly Specialty Hours

Activity Name	Type	In Class	Out of Class
No Value	No Value	No Value	No Value

Pre-requisites, Co-requisites, Anti-requisites and Advisories

No Value

Entry Standards

Entry Standards

Course Limitations

Cross Listed or Equivalent Course

Specifications

Methods of Instruction

Methods of Instruction Lecture

Methods of Instruction Multimedia

Methods of Instruction Guest Speakers

Methods of Instruction

Field Activites (Trips)

Out of Class Assignments

- Written and oral reports (e.g. essays surveying market conditions in international, national, regional, and local areas)

Methods of Evaluation**Rationale**

Exam/Quiz/Test

Midterm examination

Exam/Quiz/Test

Final examination

Textbook Rationale

No Value

Textbooks

Author	Title	Publisher	Date	ISBN
Huber, Walter	Real Estate Appraisal Principles and Procedures	Educational Textbook Company, inc.	2021	978-1626843639 eISBN 9781626843646

Other Instructional Materials (i.e. OER, handouts)

No Value

Materials Fee

No value

Learning Outcomes and Objectives**Course Objectives**

Identify land/site considerations.

List six of the classic economic principles in determining real estate value.

Describe bundle of rights concept as applied to appraising special interests.

Demonstrate how weighting (reconciliation) the results of the three appraisal approaches leads to the final value opinion.

Explain how the market comparison approach is a response to the influence of supply and demand.

SLOs

Identify pertinent physical, functional and economic factors related to value in single-family residences. Expected Outcome Performance: 70.0

<i>ILOs</i> Core ILOs	Communicate clearly, ethically, and creatively; listen actively and engage respectfully with others; consider situational, cultural, and personal contexts within or across multiple modes of communication.
<i>RE</i> Real Estate Broker - A.S. Degree Major	Develop a clear action plan to launch a successful real estate career upon graduation. Meet the requirements necessary to take and pass the California Department of Real Estate Broker's licensing exam.
<i>RE</i> Real Estate Broker - Certificate	Develop a clear action plan to launch a successful real estate career upon graduation. Meet the requirements necessary to take and pass the California Department of Real Estate Broker's licensing exam.
<i>RE</i> Real Estate Appraisal - Certificate	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.
<i>RE</i> Real Estate Appraisal - A.S. Degree Major	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.

Utilize the appraisal process principles to determine the outcomes on the appraisal of residential property in the local area using local economic data. Expected Outcome Performance: 70.0

<i>ILOs</i> Core ILOs	Analyze and solve problems using critical, logical, and creative thinking; ask questions, pursue a line of inquiry, and derive conclusions; cultivate creativity that leads to innovative ideas.
	Demonstrate depth of knowledge in a course, discipline, or vocation by applying practical knowledge, skills, abilities, theories, or methodologies to solve unique problems.
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Apply the appropriate appraisal process in determining a current appraisal on a residential property using skills and knowledge derived from this course. Expected Outcome Performance: 70.0

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Real Estate
Appraisal -
Certificate

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RE
Real Estate
Appraisal - A.S.
Degree Major

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Define market approach, cost approach, and income approach as they apply to appraisals.

Expected Outcome Performance: 70.0

ILOs
Core ILOs

Communicate clearly, ethically, and creatively; listen actively and engage respectfully with others; consider situational, cultural, and personal contexts within or across multiple modes of communication.

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Additional SLO Information

Does this proposal include revisions that might improve student attainment of course learning outcomes?

No

Is this proposal submitted in response to learning outcomes assessment data?

No

If yes was selected in either of the above questions for learning outcomes, explain and attach evidence of discussions about learning outcomes.

No Value

SLO Evidence

No Value

Course Content

Lecture Content

Real Property Concepts and Characteristics (5 hours)

- Basic real property concepts
- Real property characteristics
- Legal description

Legal Consideration (5 hours)

- Forms of ownership
- Public and private controls
- Real estate contracts

- Leases

Influences on Real Estate Values (5 hours)

- Governmental
- Economic
- Social
- Environment, geographic and physical

Types of Value (4 hours)

- Market value
- Other value types

Economic Principles (4 hours)

- Classical economic principles
- Application and illustrations of the economic principles

Overview of Real Estate Markets and Analysis (7 hours)

- Market fundamentals, characteristics, and definitions
- Supply analysis
- Demand analysis
- Use of market analysis

Ethics and How They Apply in Appraisal Theory and Practice (5 hours)

Overview of Approaches to Value (4 hours)

Valuation procedures (9 hours)

- Defining the problem
- Collecting and selecting data
- Analyzing
- Reconciling and final value opinion
- Communicating the appraisal

Property Description (9 hours)

- Geographic characteristics of the land/site
- Geologic characteristics of the land/site
- Location and neighborhood characteristics
- Land/site considerations for highest and best use
- Improvements – architectural styles and types of construction

Residential Applications (6 hours)

Total hours: 63

Additional Information

Is this course proposed for GCC Major or General Education Graduation requirement? If yes, indicate which requirement in the two areas provided below.

No

GCC Major Requirements

No Value

GCC General Education Graduation Requirements

No Value

Repeatability

Not Repeatable

Justification (if repeatable was chosen above)

No Value

Resources

Did you contact your departmental library liaison?

No

If yes, who is your departmental library liaison?

No Value

Did you contact the DEIA liaison?

No

Were there any DEIA changes made to this outline?

No

If yes, in what areas were these changes made:

No Value

Will any additional resources be needed for this course? (Click all that apply)

- No

If additional resources are needed, add a brief description and cost in the box provided.

No Value