

## **Course 421: The Valuation of Partial Acquisitions**

March 18-21, 2019

Springfield, IL

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 acquisition. 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, permanent easements, valuation techniques, and how to become a better expert witness.

### **Course Level:**

Advanced

### **Course Tuition Includes:**

Participant Manual

USPAP Text

• 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

**Sponsor:** IRWA Chapter 12

Date: March 18-21, 2019

Time: 4 days – 8 AM to 5 PM Daily

City: Springfield, IL

### **Class Location:**

Illinois Department of Natural Resources

Lake Level - Rooms A, B, and C

One Natural Resources Way

Springfield, IL 62702

Phone: (217) 785-7469

Fax: (217) 524-4082

Participant Capacity: 35

### **Accommodations:**

Northfield Inn and Suites

3280 Northfield Drive

Springfield, IL 62702

Phone: (217) 523-7900

Fax: (217) 523-7273

Rate: Single/Double - \$70.00 + 13% Tax per night

Contact hotel directly for rates and reservations under IRWA by March 4, 2019

### **Course Coordinator:**

Kristie DeBrun

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