General Matrix Model																		
Device of AOD Devi Develope Augustica Coltects					0116:4	on Criteria Ho		/loaei				11	EDUCAT	ION PROVIDER COUR	CE HOUDE			
Revised AQB Real Property AppraiserCriteria	.	1			Qualificat	on Criteria Ho	urs	1		1			EDUCATI	ION PROVIDER COUR	SE HOURS			
Core Curriculum		┸		Licensed Residential Certified Residential						I		1						
Guide Note 1 Curriculum Content		Appraiser Trainee			ensed Residential		Certified Genera					Provider Name						
GN-1 Subtopics	Req.	Comp.	Bal.	Req.	Comp. Bal.	Req.	Comp.	Bal.		Comp.	Bal.	Course Title	Course Title	Course Title	Course Title	Course Title		
Basic Appraisal Principles (30 HOURS)	30			30		30			30									
A. RP Concepts & Characteristics																		
Basic Real Property Concepts																		
2 Real Property Characteristics																		
Legal Description (Physical)																		
B. Legal Consideration																		
1 Forms of Ownership																		
Public and Private Controls																		
3 Real Estate Contracts																		
4 Leases																		
C. Influences on Real Estate Values																		
1 Governmental																		
2 Economic																		
3 Social																		
4 Environmental, Geographic and Physical																		
D. Types of Value																		
1 Market Value																		
2 Other Value Types																		
E. Economic Principles																		
Classic Economic Principles																		
2 Application & Illustration of the Economic Principles																		
F. Overview of Real Estate Markets and Analysis																		
Market Fundamentals, Characteristics, and Definitions																		
2 Supply Analysis																		
3 Demand Analysis																		
4 Use of Market Analysis																		
G. Ethics and How They Apply in Appraisal Theory and Practice																		
Exam Hours																		
Basic Appraisal Procedures (30 HOURS)	30			30		30			30									
A Overview of Approaches to Value																		
B. Valuation Procedures																		
1 Defining the Problem																		
Collecting and Selecting Data																		
3 Analyzing																		
4 Reconciling and Final Value Opinion																		
5 Communicating the Appraisal																		
C. Property Description																		
1 Geographic Characteristics of the Land/Site																		
2 Geologic Characteristics of the Land/Site																		
3 Location and Neighborhood Characteristics																		
4 Land/Site Considerations for Highest and Best Use																		
Improvements - Architectural Styles and Types of																		
5 Construction																		
D. Residential Applications																		
Exam Hours																		
The 15-Hour National USPAP Course (or its equivalent) (15 HOURS)	15			15		15			15									
A. Preamble and Ethics Rule																		
B. Standard 1							1			1								
C. Standard 2																		
D. Standards 3 to 10																		
E. Statements and Advisory Opinions																		
Exam Hours																		

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Davis at AOD Davi Da		1			0.	-116141		al Matrix M	EDUCATION DROWNER COURSE HOURS							
Core Curriculum	operty AppraiserCriteria				Qi	lalification	Criteria Hou	irs	EDUCATION PROVIDER COURSE HOURS							
	1 Curriculum Content	Ap	praiser Trainee	Lice	nsed Reside	ential	Certified Residential			Ce	rtified General		1	Provider Name		
	N-1 Subtopics	Req.		Req.	Comp.	Bal.	Req.	Comp.		Req.	Comp. Bal.	Course Title	Course Title	Course Title	Course Title	Course Title
	1 : 111:1 : 1B : 11						45									1
	nalysis and Highest and Best Use (15 HOURS) Markets and Analysis			15			15									
	arket Fundamentals, Characteristics and Definitions															
2 St	upply Analysis															
3 De	emand Analysis															ļ
B. Highest and	se of Market Analysis															
	est Constraints															
	oplication of Highest and Best Use															
	pecial Considerations arket Analysis															_
	arket Analysis ase Studies															
Exam Hours																·
															<u> </u>	
Residential Appraiser	r Site Valuation and Cost Approach (15 HOURS)			15			15									I
A. Site Valuatio	on			1			1.0			1						
1 Me																<u> </u>
B. Cost Approa	ase Studies															
	oncepts and Definitions				-					1					<u> </u>	 I
2 Re	eplacement/Reproduction Cost New															-
3 Ac	ccrued Depreciation ethods of Estimating Accrued Depreciation															
	ethods of Estimating Accrued Depreciation ase Studies															
3 08	ase studies															
Exam Hours	•															- I
Residential Sales Cor	mparison and Income Approaches (30 HOURS)			30			30									1
 A. Valuation Pri 	inciples & Procedures - Sales Comparison Approach															
B. Valuation Pri	inciples & Procedures - Income Approach															-
	Cash Equivalency															
	n, Derivation and Measurement of Adjustments															
F. Gross Rent I	Multipliers															
G. Partial Intere																
	s and Applications															
Exam Hours																
Pesidential Penart W	riting and Case Studies (15 HOURS)			15			15									
	Reasoning Skills			13			10									 I
B. Common Wr	riting Problems															
C. Form Report	ts															
D. Report Option E. Case Studies	ons and USPAP Compliance															
Exam Hours																
Statistics Modeling a	and Finance (15 HOURS)						15			15						<u> </u>
A. Statistics							13			13						
B. Valuation Mo	odels (AVM's and Mass Appraisal)															
C. Real Estate	Finance									1						
Exam Hours							1			1					<u> </u>	 I
LAGIII I IOUIS																
																I
	al Applications and Case Studies (15 HOURS) experty, Ownership and Market Conditions						15			1						
B. Deriving and	Supporting Adjustments				-					1					<u> </u>	<u></u> I
C. Residential N	Market Analysis															
D. Advanced Ca	ase Studies															
Exam Hours							-			1						<u> </u>
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											ral Matrix M	odel				-						
Revised .			Property AppraiserCriteria					Qu	alification C	Criteria Hou	urs					EDUCATION PROVIDER COURSE HOURS						
Core cui			e 1 Curriculum Content	Ap	praiser Trai	nee	Lice	nsed Reside	ential	Cert	tified Reside	ential	Ce	rtified Gene	eral			Provider Name				
			GN-1 Subtopics		Comp.		Req.	Comp.		Req.			Req.			Course Title	Course Title	Course Title	Course Title	Course Title		
			Market Analysis and Highest and Best Use (30 HOURS)										30									
			Market Fundamentals, Characteristics and Definitions																			
			Supply Analysis																			
		3 E	Demand Analysis Use of Market Analysis																			
B.			d Best Use																			
			Test Constraints																			
			Application of Highest and Best Use																			
			Special Considerations																			
			Market Analysis Case Studies																			
		3 (Sase Studies																			
	Exa	m Hour	rs																			
			Sales Comparison Approach (30 HOURS)	1						1			30									
		ue Princ cedures														 						
В. С.			on and Measurement of Adjustments				1															
		onciliat																				
E.	Cas	e Studi	es																			
	_	11																				
-	Exa	m Hour	TS .				-					 										
										Gener	ral Matrix Me	odel										
Revised	AQB	Real P	Property AppraiserCriteria					Qu	alification C								EDUCAT	ON PROVIDER COURS	SE HOURS			
Core Cur	rricul	lum																				
	Guid		e 1 Curriculum Content		praiser Trai			nsed Reside			tified Reside			rtified Gene				Provider Name		ī		
		C	GN-1 Subtopics	Req.	Comp.	Bal.	Req.	Comp.	Bal.	Req.	Comp.	Bal.	Req.	Comp.	Bal.	Course Title	Course Title	Course Title	Course Title	Course Title		
General	Annr	aiser S	Site Valuation and Cost Approach (30 HOURS)										30									
		Valuati																				
		1 N	Methods																			
			Case Studies																			
B.		t Appro																				
			Concepts and Definitions Replacement/Reproduction Cost New																			
			Accrued Depreciation																			
			Methods of Estimating Accrued Depreciation																			
		5 C	Case Studies																			
	F	I I																				
	Exa	m Hour	TS .																			
General A	Appr	aiser Ir	ncome Approach (60 HOURS)										60									
		rview	, ,																			
B.			Interest																			
C.		se Anal					1															
D. E.		me Ana	alysis nd Collection Loss									+ +				-						
			Operating Expenses and Reserves									 										
G.	Rec	onstruc	cted Income and Expanse Statement																			
H.			Net Operating Income Estimate							1												
I.			italization I Cash Flow	1						1		 										
J. K.			alization									 										
L.		tial Inter																				
M.		e Studi																				
	_																					
	Exa	m Hour	rs				1															
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General	Appr	aiser R	Report Writing and Case Studies (30 HOURS)										30									
			Reasoning Skills																			
B.	Com	nmon W	Vriting Problems																			
			ions and USPAP Compliance																			
D.	Cas	e Studi	es	1						1		 										
-	Eva	m Hour	rs	1								+ +				-						
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Appraisa	al Sub	bject M	latter Electives (20 HOURS Cert.																			
Res.) (30										20			30									
Exam																						
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TOTAL H	HOUR	(3		75	1		150	<u> </u>		200	1		300									