

IAAO Course 112: Income Approach to Valuation II

This course is an intermediate-level course designed for the practicing appraiser. An understanding of the income approach to value and practical experience with income capitalization are essential prerequisites. This course makes extensive use of financial compounding and discounting techniques. Emphasis is on developing financial factors by way of electronic devices with slight references to pre-printed tables. Forecasting income patterns and property value changes are prominent variables used in estimating present values. Formula driven models are the primary appraisal tools. Market value estimates through yield capitalization are the principal focus of the course.

This course includes an optional exam.

Recommended Text:	<i>Property Assessment Valuation 3rd Edition</i> - \$50
Required Prerequisite:	Tax Commission Appraisal Course 1 <i>or</i> IAAO Course 101: Fundamentals of Real Property Appraisal
Recommended Prerequisite:	IAAO Course 102: Income Approach to Valuation
Instructor:	John Ryan, CAE, FIAAO
Dates:	Monday, July 24 – Friday, January 28 (a.m.)
Location:	Topaz Conference Room (The Riverside Hotel)
Idaho Continuing Education Hours:	32 hours (upon attendance requirements and successful completion of exam) 28 hours (upon attendance requirements and no attempted exam or unsuccessful completion of the exam)
Appraisal Foundation - Appraiser Qualifications Board (AQB) approved:	33.5 hours (upon attendance requirement and successful completion of exam) 30 hours (upon attendance requirements and no attempted exam or unsuccessful completion of the exam)
Notes:	Bring a calculator with a Power Key (other than your cell phone) and a #2 pencil. This course will require a minimum of 10 students.