

TOPIC MATRIX

Required for:
ALL Qualifying Education Course Submissions (Initial and Renewal)

COMPLETE AND SUBMIT ONLY THE APPLICABLE PAGE(S) WITH APPLICATION.

NOTE: Subtopics listed under each core education requirement are not mandatory for meeting the Required Core Curriculum.

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
BASIC APPRAISAL PRINCIPLES			
Real Property Concepts and Characteristics Basic Real Property Concepts Real Property Characteristics Legal Description			
Legal Consideration Forms of Ownership Public and Private Controls Real Estate Contracts Leases			
Influences on Real Estate Values Governmental Economic Social Environmental, Geographic and Physical			
Types of Value Market Value Other Value Types			
Economic Principles Classical Economic Principles Application and Illustrations of the Economic Principles			
Overview of Real Estate Markets and Analysis Market Fundamentals, Characteristics and Definitions Supply Analysis Demand Analysis Use of Market Analysis			
Ethics and How They Apply in Appraisal Theory and Practice			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			
TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
BASIC APPRAISAL PROCEDURES			

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Overview of Approaches to Value			
Valuation Procedures Defining the Problem Collecting and Selecting Data Analyzing Reconciling and Final Value Opinions Communicating the Appraisal			
Property Description 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			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
THE 15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT			

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Preamble and Ethics			
Standard 1			
Standard 2			
Standards 3 to 10			
Statements and Advisory Opinions			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
RESIDENTIAL MARKET ANALYSIS AND HIGHEST AND BEST USE			
Residential Market and Analysis Market Fundamentals, Characteristics and Definitions Supply Analysis Demand Analysis Use of Market Analysis			
Highest and Best Use Test Constraints			

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Application of Highest and Best Use Special Considerations Market Analysis Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
RESIDENTIAL APPRAISER SITE VALUATION AND COST APPROACH			
Site Valuation Methods Case Studies			
Cost Approach Concepts and Definitions Replacement/Reproduction Cost New Accrued Depreciation Methods of Estimating Accrued Depreciation Case Studies			
EXAMINATION			

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(ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
RESIDENTIAL SALES COMPARISON AND INCOME APPROACH			
Valuation Principles & ProceduresB Sales Comparison Approach			
Valuation Principles & ProceduresB Income Approach			
Finance and Cash Equivalency			
Financial Calculator Introduction			
Identification, Derivation and Measurement of Adjustments			
Gross Rent Multipliers			
Partial Interests			
Reconciliation			

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Case Studies and Applications			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
RESIDENTIAL REPORT WRITING AND CASE STUDIES			
Writing and Reasoning Skills			
Common Writing Problems			
Form Reports			
Report Options and USPAP Compliance			
Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
STATISTICS, MODELING AND FINANCE			
Statistics			
Valuation Models (AVMs and Mass Appraisal)			
Real Estate Finance			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
ADVANCED RESIDENTIAL APPLICATIONS AND CASE STUDIES			
Complex Property, Ownership and Market Conditions			
Deriving and Supporting Adjustments			
Residential Market Analysis			
Advanced Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
GENERAL APPRAISER MARKET ANALYSIS AND HIGHEST AND BEST USE			
Real Estate Market Analysis Market Fundamentals, Characteristics and Definitions Supply Analysis Demand Analysis Use of Market Analysis			
Highest and Best Use Test Constraints Application of Highest and Best Use Special Considerations Market Analysis Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
GENERAL APPRAISER SALES COMPARISON APPROACH			
Value Principles			
Procedures			
Identification and Measurement Adjustments			
Reconciliation			
Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

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TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
GENERAL APPRAISER SITE VALUATION AND COST APPROACH			
Site Valuation Methods Case Studies			
Cost Approach Concepts and Definitions Replacement/Reproduction Cost New Accrued Depreciation Methods of Estimating Accrued Depreciation Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

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TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
GENERAL APPRAISER INCOME APPROACH			
Overview			
Compound Interest			
Lease Analysis			
Income Analysis			
Vacancy and Collection Loss			
Estimating Operating Expenses and Reserves			
Reconstructed Income and Expense Statement			
Stabilized Net Operating Income Estimate			
Direct Capitalization			
Discounted Cash Flow			
Yield Capitalization			
Partial Interest			
Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

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TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
GENERAL APPRAISER REPORT WRITING AND CASE STUDIES			
Writing and Reasoning Skills			
Common Writing Problems			
Report Options and USPAP Compliance			
Case Studies			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			

TOPIC	HOURS	MATERIALS CROSS- REFERENCE	EXAM CROSS- REFERENCE
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APPRAISAL SUBJECT MATTER ELECTIVE			
EXAMINATION (ENTER HOURS ALLOTTED ONLY)			
TOTAL HOURS			