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403 Easement Valuation 07.17.2017 San Antonio, TX



Course 403 - Easement Valuation

Course Description:

This course is taught as a practical, hands-on course. Participants will learn specific methods and procedures to measure and value property before and after an encumbrance, as well as damages, if any result.

Topics:

- The nature of easements, bundle of rights, easements v. licenses en gross v. appurtenant, creation/duration, residuals and reversion interests
- The two approaches to valuation: Before and After (Federal Rule), value of the part taken plus damages (State Rule)
- Steps in the appraisal process (State Rule): how to value the whole larger parcel: when the taking is typical of the whole; when the taking is not typical of the whole; how to value the part taken; use of paired sales; the "Three R's"
- Damages, severance, cost-to-cure, change in highest and best use, increased cost of operation, restraints upon future development
- How to value temporary easements
- Appraisal of special easements, scenic, slope, flood,

Course Level:

Intermediate

Course Tuition Includes:

- Participant's Manual

Required Materials:

- Financial calculator

Who Should Take This Course:

This course is designed for right of way professionals who are in the appraisal field.

 Last Name First Name

 Title

 Company Name

 Address

 City, State, Zip/Postal Code

 (____) _____ - _____ Yes No
 Phone Member Member ID Number

 Email Address

If payment includes the fees for registrants other than yourself, check here:
 (Please submit names of other registrants on a separate paper along with this form)
 Will you also be attending? Yes No

| | Registration Deadlines | Member Tuition | Non-Member Tuition | Total Tuition Amount |
|-----------------------|-------------------------------|-----------------------|---------------------------|-----------------------------|
| On and Before: | 06/15/2017 | \$265.00 | \$330.00 | _____ |
| On and After: | 06/16/2017 | \$295.00 | \$360.00 | _____ |

Total Member Registrants: _____
 Total Non-Member Registrants: _____

PRINT NAME AS IT APPEARS ON CARD: _____ 3-DIGIT CVV: _____

AMEX MC VISA Card #: _____ EXP: _____

SIGNATURE: _____ Date: _____ Amount to be Charged: _____

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Sponsor: IRWA Chapter 39
 Date: July 17, 2017
 Time: 1 day – 8 AM to 5 PM
 City: San Antonio, TX

Accommodations:
 La Quinta Inn & Suites
 100 W. Cesar Chavez Blvd.
 San Antonio, TX 78204
 Phone: (210) 212-5400
 Please contact the hotel directly for current rates and reservations.

Class Location:
 San Antonio River Authority
 100 East Guenther Street
 San Antonio, TX 78204
 Phone: (210) 227-1373

Course Coordinator:
 Mrs. Erin K Newberry, ARWP, R/W-NAC
 Real Estate Specialist
 Bexar County Public Works
 233 N. Pecos La Trinidad
 Suite 420
 San Antonio, TX 78207
 Phone: (210) 335-6677
 Email: Erin.Newberry@bexar.org

Four Ways to Register:
 Online: www.irwaonline.org
 Fax: (310) 538-1471
 Phone: (310) 538-0233, x1384
 Contact Course Coordinator

Course Instructor:
 Randy Williams, SR/WA, MAI, FRICS is the Managing Director for Integra Realty Resources Austin, Austin Texas. He holds the SR/WA, MAI, and FRICS designations. Mr. Williams' experience in real estate appraisal/valuation and consulting since 1977 includes among others, appraisal and management in the real estate banking industry and appraisal, testimony, and appraisal review in private practice. Recent experience is concentrated in major urban/suburban development and eminent domain in central Texas. Valuations have been performed on various properties including, but not limited to, neighborhood and community shopping centers, apartments complexes, single and multi-tenanted industrial buildings, low to high rise office buildings, mixed used facilities, vacant land for different uses and condemnation and right-of-way. Clients served include accountants, investment firms, law firms, lenders, private and public agencies. Valuations and market studies have been done on proposed partially completed, renovated, and existing structures. Eminent domain experience includes SH 130 and SH 45. Mr. Williams was the lead appraiser for Segments 3-6 on SH 130 and coordinated four Integra offices (including Austin) that worked on this project. Mr. Williams is also a certified instructor for the IRWA and has taught IRWA courses in Beijing, China and Johannesburg, South Africa as well as in the United States. Randy was the 2011-12 International President for IRWA

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.