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403 Easement Valuation 11.10.15 Flowood, MS



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 art 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.

Course is approved for 7 continuing education credits by the Mississippi Real Estate Appraiser Licensing and Certification Board
Certificate Number: MAB #49480

Last Name First Name

Title

Company Name

Address

City, State, Zip/Postal Code

(_____) _____ - _____ Yes No _____
Phone 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:	10/31/2015	\$ 265	\$ 330	_____
After:	10/31/2015	\$ 290	\$ 355	_____

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 40
Date: November 10, 2015
Time: 1 day – 8 AM to 5 PM
City: Flowood, MS

Class Location:
Underwood Auditorium
3951 Underwood Drive
Flowood, MS 39232
Phone: (601) 939-4152

Four Ways to Register:
Online: www.irwaonline.org
Fax: (866) 388-7419
Phone: (310) 538-0233, x138
Contact Course Coordinator

Course Instructor:
William B. Milton, SR/WA is a review appraiser with Allen, Williford & Seale. Mr. Milton has been involved in the right of way profession since 1974. For 24 years, Mr. Milton was an appraiser and review appraiser for the Mississippi Department of Transportation. Since 1998, Mr. Milton has been with AWS being responsible for appraisal/appraisal review of various types of properties involving right of way acquisitions. Mr. Milton has been a certified instructor for IRWA since 1986 having instructed basically all the 400 level courses along with Ethics and Standards. He has been involved in the development and revisions of several IRWA appraisal courses. Mr. Milton served on the IPDC and is presently a Trustee on the Right of Way International Education Foundation.

Accommodations:
Participants are responsible for their own accommodations.

Course Coordinator:
Mr. Matthew D. Harris, SR/WA, R/W-RAC
ROW Officer - District 3
Mississippi Department of Transportation
453 Smith Carr Road
Canton, MS 39046
Phone: 601-946-7459 Fax: (601)359-7578
Email: mdharris@mdot.ms.gov

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.