

Qualifying Education Course Matrix

The matrix on the following pages will help you record your progress in completing Qualifying Education requirements for each credential level. The Required Core Curriculum modules are shown in gray shading. Subtopics listed in boxes without shading are not mandatory for meeting the required core curriculum. The listed subtopics indicate the content coverage expected under each module.

The first modules listed are the 75 class hours required for the Trainee classification. These modules are also required as students advance to the Licensed Residential, Certified Residential and Certified General classifications. The total number of qualifying education hours required for each classification is listed at the end of each that section.

The Revised Appraiser Qualification Criteria include the Qualifying Education requirements and the Required Core Curriculum for each classification. Complete details can be found at www.appraisalfoundation.org.

“TRAINEE” COURSE TRACKING WORKSHEET

Gray Shaded Boxes = Required Core Curriculum Modules Effective 7/1/2006
Boxes without shading = Subtopics within Required Core curriculum

TRAINEE						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
	BASIC APPRAISAL PRINCIPLES	30		Course Name	Provider	Date Completed
	Real Property Concepts and Characteristics Basic Real Property Concepts Real Property Characteristics Legal Description (Physical) 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 Classic 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					

“TRAINEE” COURSE TRACKING WORKSHEET

TRAINEE						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
BASIC APPRAISAL PROCEDURES		30		Course Name	Provider	Date Completed
Overview of Approaches to Value Valuation Procedures Defining the Problem Collecting and Selecting Data Analyzing Reconciling and Final Value Opinion 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						
THE 15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT		15		Course Name	Provider	Date Completed
Preamble and Ethics Rules Standard 1 Standard 2 Standards 3 to 10 Statements and Advisory Opinions Examination						
TRAINEE TOTAL HOURS REQUIRED		75				

“LICENSED RESIDENTIAL” COURSE TRACKING WORKSHEET

Gray Shaded Boxes = Required Core Curriculum Modules Effective 7/1/2006

Boxes without shading = Subtopics within Required Core curriculum

LICENSED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
BASIC APPRAISAL PRINCIPLES		30		Course Name	Provider	Date Completed
Real Property Concepts and Characteristics Basic Real Property Concepts Real Property Characteristics Legal Description (Physical)						
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 Classic 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						

“LICENSED RESIDENTIAL” COURSE TRACKING WORKSHEET

LICENSED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
BASIC APPRAISAL PROCEDURES		30		Course Name	Provider	Date Completed
Overview of Approaches to Value Valuation Procedures Defining the Problem Collecting and Selecting Data Analyzing Reconciling and Final Value Opinion 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						
THE 15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT		15		Course Name	Provider	Date Completed
Preamble and Ethics Rules Standard 1 Standard 2 Standards 3 to 10 Statements and Advisory Opinions Examination						

“LICENSED RESIDENTIAL” COURSE TRACKING WORKSHEET

LICENSED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
		15		Course Name	Provider	Date Completed
RESIDENTIAL MARKET ANALYSIS AND HIGHEST AND BEST USE Residential Markets and 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						
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						

“LICENSED RESIDENTIAL” COURSE TRACKING WORKSHEET

LICENSED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
RESIDENTIAL SALES COMPARISON AND INCOME APPROACHES		30		Course Name	Provider	Date Completed
Valuation Principles and Procedures – Sales Comparison Approach Valuation Principles and Procedures – Income Approach Finance and Cash Equivalency Financial Calculator Introduction Identification, Derivation and Measurement of Adjustments Gross Rent Multipliers Partial Interests Reconciliation Case Studies and Applications Examination						
RESIDENTIAL REPORT WRITING AND CASE STUDIES		15		Course Name	Provider	Date Completed
Writing and Reasoning Skills Common Writing Problems Form Reports Report Options and USPAP Compliance Case Studies Examination						
LICENSED RESIDENTIAL TOTAL HOURS REQUIRED		150				

“CERTIFIED RESIDENTIAL” COURSE TRACKING WORKSHEET

Gray Shaded Boxes = Required Core Curriculum Modules Effective 7/1/2006

Boxes without shading = Subtopics within Required Core curriculum

CERTIFIED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
BASIC APPRAISAL PRINCIPLES		30		Course Name	Provider	Date Completed
Real Property Concepts and Characteristics Basic Real Property Concepts Real Property Characteristics Legal Description (Physical)						
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 Classic 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						

“CERTIFIED RESIDENTIAL” COURSE TRACKING WORKSHEET

CERTIFIED RESIDENTIAL					
Core Curriculum Content	Hours Required	Hours Completed	Information on Course(s) Completed		
BASIC APPRAISAL PROCEDURES	30		Course Name	Provider	Date Completed
Overview of Approaches to Value Valuation Procedures Defining the Problem Collecting and Selecting Data Analyzing Reconciling and Final Value Opinion 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					
THE 15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT	15		Course Name	Provider	Date Completed
Preamble and Ethics Rules Standard 1 Standard 2 Standards 3 to 10 Statements and Advisory Opinions Examination					

“CERTIFIED RESIDENTIAL” COURSE TRACKING WORKSHEET

CERTIFIED RESIDENTIAL					
Core Curriculum Content	Hours Required	Hours Completed	Information on Course(s) Completed		
RESIDENTIAL MARKET ANALYSIS AND HIGHEST AND BEST USE	15		Course Name	Provider	Date Completed
Residential Markets and 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					
RESIDENTIAL APPRAISER SITE VALUATION AND COST APPROACH	15		Course Name	Provider	Date Completed
Site Valuation Methods Case Studies Cost Approach Concepts and Definitions Replacement/Reproduction Cost New Accrued Depreciation Methods of Estimating Accrued Depreciation Case Studies Examination					

“CERTIFIED RESIDENTIAL” COURSE TRACKING WORKSHEET

CERTIFIED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
	RESIDENTIAL SALES COMPARISON AND INCOME APPROACHES	30		Course Name	Provider	Date Completed
	Valuation Principles and Procedures – Sales Comparison Approach Valuation Principles and Procedures – Income Approach Finance and Cash Equivalency Financial Calculator Introduction Identification, Derivation and Measurement of Adjustments Gross Rent Multipliers Partial Interests Reconciliation Case Studies and Applications Examination					
	RESIDENTIAL REPORT WRITING AND CASE STUDIES	15		Course Name	Provider	Date Completed
	Writing and Reasoning Skills Common Writing Problems Form Reports Report Options and USPAP Compliance Case Studies Examination					
	STATISTICS, MODELING AND FINANCE	15		Course Name	Provider	Date Completed
	Statistics Valuation Models (AVMs and Mass Appraisal) Real Estate Finance Examination					

“CERTIFIED RESIDENTIAL” COURSE TRACKING WORKSHEET

CERTIFIED RESIDENTIAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
	ADVANCED RESIDENTIAL APPLICATIONS AND CASE STUDIES	15		Course Name	Provider	Date Completed
	Complex Property, Ownership and Market Conditions Deriving and Supporting Adjustments Residential Market Analysis Advanced Case Studies Examination					
	APPRAISAL SUBJECT MATTER ELECTIVES (May include hours above required hours in other modules)	20		Course Name	Provider	Date Completed
	CERTIFIED RESIDENTIAL TOTAL HOURS REQUIRED	200				

“CERTIFIED GENERAL” COURSE TRACKING WORKSHEET

Gray Shaded Boxes = Required Core Curriculum Modules Effective 7/1/2006

Boxes without shading = Subtopics within Required Core curriculum

CERTIFIED GENERAL						
Core Curriculum Content		Hours Required	Hours Completed	Information on Course(s) Completed		
	BASIC APPRAISAL PRINCIPLES	30		Course Name	Provider	Date Completed
	Real Property Concepts and Characteristics Basic Real Property Concepts Real Property Characteristics Legal Description (Physical) 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 Classic 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					

“CERTIFIED GENERAL” COURSE TRACKING WORKSHEET

CERTIFIED GENERAL					
Core Curriculum Content	Hours Required	Hours Completed	Information on Course(s) Completed		
BASIC APPRAISAL PROCEDURES	30		Course Name	Provider	Date Completed
Overview of Approaches to Value Valuation Procedures Defining the Problem Collecting and Selecting Data Analyzing Reconciling and Final Value Opinion 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					
THE 15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT	15		Course Name	Provider	Date Completed
Preamble and Ethics Rules Standard 1 Standard 2 Standards 3 to 10 Statements and Advisory Opinions Examination					
STATISTICS, MODELING AND FINANCE	15		Course Name	Provider	Date Completed
Statistics Valuation Models (AVMs and Mass Appraisal) Real Estate Finance Examination					

“CERTIFIED GENERAL” COURSE TRACKING WORKSHEET

CERTIFIED GENERAL					
Core Curriculum Content	Hours Required	Hours Completed	Information on Course(s) Completed		
GENERAL APPRAISER MARKET ANALYSIS AND HIGHEST AND BEST USE	30		Course Name	Provider	Date Completed
Real Estate Markets and 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					
GENERAL APPRAISER SALES COMPARISON APPROACH	30		Course Name	Provider	Date Completed
Value Principles Procedures Identification and Measurement of Adjustments Reconciliation Case Studies Examination					
GENERAL APPRAISER SITE VALUATION AND COST APPROACH	30		Course Name	Provider	Date Completed
Site Valuation Methods Case Studies Cost Approach Concepts and Definitions Replacement/Reproduction Cost New Accrued Depreciation Methods of Estimating Accrued Depreciation Case Studies Examination					

“CERTIFIED GENERAL” COURSE TRACKING WORKSHEET

CERTIFIED GENERAL						
Core Curriculum Content	Hours Required	Hours Completed	Information on Course(s) Completed			
GENERAL APPRAISER INCOME APPROACH	60		Course Name	Provider	Date Completed	
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 Interests Case Studies Examination						
GENERAL APPRAISER REPORT WRITING AND CASE STUDIES	30		Course Name	Provider	Date Completed	
Writing and Reasoning Skills Common Writing Problems Report Options and USPAP Compliance Case Studies Examination						
APPRAISALSUBJECT MATTER ELECTIVES (may include hours above required hours in other modules)	30		Course Name	Provider	Date Completed	
CERTIFIED GENERAL TOTAL HOURS REQUIRED	300					