



Property Characteristics
BREA #16CP226103011 – 7 hours
 March 27, 2018. 8:30 A.M. - 4:30 P.M.



Oxford Suites • 2035 Business Lane • Chico • CA 95928
 (Highway 99 at E 20th and then turn onto Business Lane)

Contact Barry R. Cleverdon 916-783-9797, or e-mail memaries@yahoo.com, FAX 916-783-9818

AQB Certified USPAP instructor - 44788. Certified Residential Real Estate Appraiser AR001585

(On the web at: www.appraisertraining.com - check for details. Enroll early - late enrollments commonly cause cancellation of classes.)

Many reports completed include inaccurate information on this subject. Many FHA, Conventional and BREA complaints result from failure to correctly verify property information & support conclusions.

Covers ANSI criteria, American Measuring Standards and what is GLA per criteria from HUD, FNMA and definitions. Understanding why basements and attics are not normally GLA. Floor plans typical or atypical. Functional obsolescence. Bars on bedroom windows. Updating versus remodeling. Discussion of C codes and Q codes for the CU.

Importance of knowing HUD requirements criteria and requirements.
 Verification process. Why verify zoning, building permits, if present septic tank size and criteria.
 Understanding issues as to location of subject in proximity to other uses.
 Deriving a property Highest and Best Use decision based on property characteristics. Highly missed. Design description vary in different areas. Many reports inaccurately state design and floor plan. What is a bedroom requirement for HUD versus non-HUD appraisal assignments.

Well, septic, leach field, barns, outbuildings, enclosed patios, pools, spas and other features.
 Balance of residential to non-residential uses, crops, etc. Houses set up as care facilities? Unusual construction. Security rooms. Media rooms. Two houses on site. Merged houses.

Excess versus surplus site sizes. Topography impacts on marketability. Roof conditions.
 Solar power generating systems. Owned or leased? Different types of programs.

Registration Form

March 27, 2018: 8:30 A.M. - 4:30 P.M.

Name _____ License # _____

Address _____ City _____, California ZIP _____

Phone () _____ FAX () _____ E-mail address _____

* Mail or Fax this document with credit card information below
 * If paid by Check: Make Check Payable to & please enclose check with mailed registration form to:
 Appraiser Training - 203 Golden Hill Court, Roseville, CA 95661 - FAX 916-783-9818
 (Confirmation of receipt of check, credit card order & registration will be provided)

<input type="checkbox"/>	Charge Visa	<input type="checkbox"/>	Charge American Express	Account Number _____
<input type="checkbox"/>	Charge Master	Name on Card _____		
<input type="checkbox"/>	Charge Discover	Expiration Date ____/____	Security Code _____	Fee: \$150
Signature _____				
Be sure to sign the signature line - cannot process credit charges or complete enrollment without this signature				

Call: 916-783-9797 for more information 2/14/2018

Refunds for enrollment are available up to 5 days prior to date of class scheduled. \$25 cancellation fee if enrollment is not canceled prior 5 days prior to date of class.