

CNA205 – Completing Residential Reports

This 1 (one) day course instructs both new and experienced appraisers on correct and practical methods of completing the form type, residential appraisal report with emphasis on USPAP compliance. The course includes detailed instruction on completing both the cost approach and the sales comparison approach, including methods of calculating effective age from the market, and all forms of depreciation. Land valuation is also addressed. Specific methods of calculating adjustments in the sales comparison approach are presented with many actual examples and case studies. Students must pass an examination to receive a certificate of completion.

CONTENT

- The physical report
- The narrative sections
- Completing the form
- USPAP compliance
- Land valuation
- Depreciated cost
- Site adjustments
- GLA adjustments
- Condition adjustments
- Sample formats
- Case studies and examples

Course Material:

Workbook: “Completing Residential Appraisal Reports”

By: CNAREA

Students must bring a calculator to class and be proficient in its use.

Course Credit Hours: 8

Prerequisite: CNA101 Introduction to Real Estate Appraising *and*
CNA103 Introductions to the Fundamentals of Market Data *OR*
CNA203 Residential Sales Comparison Approach

This course is mandatory for the DAR designation and should be completed by the end of the second year of being a member.

You are required to complete the refresher course, CNA210 Report Writing, every two years after completing CNA205.