

Preparation for Office of Real Estate Appraiser test !

January 30 & 31, 2010 - 8:30 AM to 5:00 PM for AT, AL or AR, AG.

The Appraisal Training Center • 1020 Sundown Way # 140 • Roseville • CA 95661

Helps to improve scores on the OREA exam.

Two days of information which helps prepare for exams. In 2008 over 80-85% of attendees passed OREA exam. This is significantly higher rate of passing exam than OREA reports otherwise occurring. OREA states significantly lower passing rates.

Covers capitalization and income approach using HP12C. Functions of the dollar! Covers specific contents reported in the exams. Practical examples of test question concepts. Information from new 2008 test is included with content more specific to new test concepts. Many of the questions on the 2008 tests are carried over from prior test content. 2008 test is more complex! Information included in course is updated to the new test. This class is designed to enhance scores on the licenses tests for appraisers. Attendees have advised really helped them get good results! Students who prepare succeed more often. Per OREA 33.46% is the passing rate for the AR test. Lower for AL or AT tests and higher for AG test. Results from student input indicate passing rates of more than 85% in 2008 from taking this course.

This course is to provide for a lab workshop for preparing for the test & will cover concepts in the knowledge base from Appraiser Trainee to Certified General. Classroom activities will be mixed lecture on more difficult areas of knowledge. Test questions include mathematic questions, logic questions and studying concepts in tests. Applications. Practice. Definitions. Discussion.

1. Mathematical concepts which indicate an area of concern by students. Math does bother students a lot.
2. USPAP concepts. Limited numbers of questions in test but is needing some refresher.
3. Cost approach details. Mechanics and processing. Depreciation. Effective age. Economic life.
4. Application of the three approaches to value. All generally covered including comparable sales adjustments.
5. Coverage of definitions. USPAP definitions and others.
6. Coverage of the appraisal profession, licensing requirements and issues related to licensing. USPAP concepts.
7. Discussion related to variances in relationships of value, professional obligations of the appraiser, types of value, types of reports. Scope of work.
8. Capitalization. GRM and GIM. Six functions of the dollar briefly reviewed. On AR & AG test up to 25 questions. Using HP12C over 40 examples and concepts are covered. This enhances skills towards processing the data.
9. Many examples of what types of questions are recognized as in tests. Concepts and correlations.
10. Sampling of test examples and explanations of solutions. Sample questions with answers as to the type of questions to be experienced in taking the test. Suggestions on how to take the test. Preparation & techniques in addressing the questions.

There are math and logic questions, basic and more complex questions plus capitalizations. This course covers all known portions of knowledge base on the OREA test including USPAP, definitions, depreciation, effective age, economic life, sales comparison approach, income approach, capitalization, steps of the functions of the dollar on a HP12C calculator, and about 60 logic and math questions covered using the calculator. Both days are covering varying portions of the test information concepts. AG examples are related to 6 functions of the dollar and more advanced capitalization concepts. The test covers basic subdivision, legal descriptions, simple comparable sales analysis to very detailed questions. The 2008 test uses longer, more complex and detailed question content causing the reader to take more time to read and analyze the question. The 2008 test indicates by many students more difficult to pass.

Course Fee is \$ 219

**Contact Barry R. Cleverdon 916-783-9797 - FAX 916-783-9818 or e-mail seminars@calweb.com
Certified Residential Real Estate Appraiser AR001585 (On the web at: www.appraisertraining.com)**

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Be sure to sign the signature line - cannot process credit charges or complete enrollment without this signature
Classes are subject to cancellation if insufficient enrollment 5 days prior to course dates. Please enroll as early as possible! (12/20/09)
Refunds for enrollment are available up to 5 days prior to class date. Otherwise a \$ 25 cancellation fee will be charged