

Course 403: Easement Valuation

12 May 2023
Halifax, NS



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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 part 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 PDF

[*Printed materials available for an additional purchase](#)

Required Materials:

Financial calculator

Who Should Take This Course:

This course is designed for right of way professionals who are in the appraisal field.

