

General Matrix Model	
Revised AQB Real Property Appraiser Criteria	Qualification Criteria Hours
Core Curriculum	EDUCATION PROVIDER COURSE HOURS
A. Guide Note 1 Curriculum Content	Provider Name: Career WebSchool
1. GN-1 Subtopics	Course Title: Basic Appraisal and Reports
Basic Appraisal Principles (30 HOURS)	Basic Appraisal Principles
A. RP Concepts & Characteristics	
1. Basic Real Property Concepts	1 hr. 30 min.
2. Real Property Concepts	9 hr.
3. Legal Description (Physical)	2 hr.
B. Legal Consideration	
1. Forms of Ownership	1 hr.
2. Public and Private Controls	1 hr.
3. Real Estate Contracts	3 hr. 30 min.
4. Leases	1 hr.
C. Influences on Real Estate Values	
1. Governmental	3 hr.
2. Economics	1 hr.
3. Social	15 min.
4. Environmental, Geographic and Physical	15 min.
D. Types of Value	
1. Market Value	45 min.
2. Other Value Types	45 min.
E. Economic Principles	
1. Classic Economic Principles	30 min.
2. Application & Illustration of the Economic Principles	30 min.
F. Overview of Real Estate Markets and Analysis	
1. Market Fundamentals, Characteristics and Definitions	1 hr.
2. Supply Analysis	10 min.
3. Demand Analysis	10 min.
4. Use of Market Analysis	10 min.
G. Ethics and How They Apply in Appraisal Theory and Practice	1 hr.
Exam Hours	1 hr. 30 min.

Basic Appraisal Procedures (30 HOURS)	Basic Appraisal Procedures
A. Overview of Approaches to Value	9 hr. 30 min.
B. Valuation Procedures	
1. Defining the Problem	1 hr.
2. Collecting and Selecting Data	2 hr. 30 min.
3. Analyzing	2 hr. 45 min.
4. Reconciling and Final Value Opinion	15 min.
Communicating the Appraisal	30 min.
C. Property Description	
1. Geographic Characteristics of the Land/Site	1 hr.
2. Geologic Characteristics of the Land/Site	1 hr.
3. Location and Neighborhood Characteristics	3 hr.
4. Land/Site Considerations for Highest and Best Use	2 hr.
5. Improvements - Architectural Styles and Types of Construction	3 hr.
D. Residential Applications	2 hr.
Exam Hours	1 hr. 30 min.

Residential Report Writing and Case Studies (15 HOURS)	Residential Report Writing and Case Studies
A. Writing and Reasoning Skills	20 min
B. Common Writing Problems	45 min.
C. Form Reports	11 hr.
D. Report Options and USPAP Compliance	40 min.
E. Case Studies	1 hr. 15 min.
Exam Hours	1 hr.