

Case Studies in Appraising Green Residential Buildings

Online Syllabus

Module 1: Defining Green and Understanding the Elements of Green Building

- Self-assessment test
- What is a green building? How does it differ from a Code-Built Building?
- Six elements of green building overview
 - Site
 - Water Efficiency
 - Energy Efficiency
 - Indoor Air Quality
 - Materials
 - Operations and Maintenance
- What do I need to know about “Green Certifications?”
 - List advantages of a certification program
 - Name national programs certifying green
 - Describe how they differ
 - Explain their relevance to the appraisal process
- Challenges of valuing “Green” and solutions currently available
 - Competency of the real estate market in general
 - Appraiser
 - Real estate agents
 - Lenders/underwriters
 - Builders
 - The public (market participants)
- Module quiz

Module 2: Appraisal Tools to Develop Potential Contributory Value of Green and Energy-Efficient Features

- A review of the appraiser’s toolbox
 - Cost approach
 - Sales comparison approach
 - Income capitalization approach (Paired data)
- The relevance of the AI Residential Green and Energy Efficient Addendum in valuation, marketing, and lending.
 - Communication tool
 - Enhances current residential appraisal form to meet Appraisal Standards
 - Guide to completing the Addendum
- Mini case study from Illinois market
- Energy rates
- Module quiz

Module 3: A Green Residential Case Study

- Full appraisal of a home with green features
 - Download and read the report on a green home with solar photovoltaic

- Complete exercises based on the case study
- Video of appraisers brainstorming the case study

Module 4: Published Studies as Secondary Data and Overall Review for Exam

- List the published studies currently available on residential green features
- Explain guidelines for judging the credibility of the study
- Overview of Module 4 and criteria for final exam.
- Module quiz and closing remarks