

# APPRAISER QUALIFICATIONS BOARD



## THE APPRAISAL FOUNDATION

*Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications*

### National Uniform Licensing and Certification Examinations Content Outline (Effective January 1, 2015)

Content Area Description	% of Items		
	LR	CR	CG
<b>Real Estate Market</b>	<b>20%</b>	<b>20%</b>	<b>20%</b>
Types of Influences on Real Estate Value			
Types of Government Power			
Types of Real Estate Value			
Date of Value Premise			
Market Analysis			
Investment Analysis			
Tests of Highest and Best Use			
Analysis of Highest and Best Use			
<b>Property Description</b>	<b>12%</b>	<b>12%</b>	<b>11%</b>
Description of Land or Site			
Description of Improvements and Building Components			
Legal Interest			
Rights to Use			
Property Taxation			
<b>Land or Site Valuation</b>	<b>4%</b>	<b>4%</b>	<b>4%</b>
Land or Site Valuation Methods			
<b>Sales Comparison Approach</b>	<b>22%</b>	<b>22%</b>	<b>14%</b>
Identification of Comparable Sales			
Units of Comparison			
Elements of Comparison			
Quantitative Adjustments			
Qualitative Adjustments			
Reconciliation to Indicated Value by Sales Comparison Approach			
<b>Cost Approach</b>	<b>15%</b>	<b>14%</b>	<b>13%</b>
Sources of Cost Information			
Cost Components			
Depreciation			
Methods of Estimating Depreciation			
Reconciliation to Indicated Value by the Cost Approach			
<b>Income Approach</b>	<b>9%</b>	<b>10%</b>	<b>20%</b>
Sources of Cost Generation			
Occupancy / Vacancy Analysis			
Expense Analysis			
Capitalization Analysis			
Estimation of Value Using Income Approach			
Reconciliation to Indicated Value by the Income Approach			
<b>Reconciliation of Value Indications</b>	<b>2%</b>	<b>2%</b>	<b>2%</b>
<b>Uniform Standards of Professional Appraisal Practice</b>	<b>16%</b>	<b>16%</b>	<b>16%</b>