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The Valuation of Partial Acquisitions

421- The Valuation of Partial Acquisitions

May 20-22, 2025

Springfield, IL

Credits: 24 QEU/CEU

Credentialing

- **New SR/WA:** An advanced elective course that can be applied towards the SR/WA designation.
- **Industry:** An advanced required course that is required for the Generalist, Transportation and Electric & Utilities pathways for the SR/WA designation.
- **Specialist:** An advanced required course for the R/W-AC and R/W-URAC certifications.

Topics

- Review of the basic principles and the valuation process
- Utilization of both Federal ("Before and After") Rule and the State (Summation) Method in the valuation of partial acquisitions
- Allocation of the partial acquisition compensation among its components (i.e., value of the part taken, damages to the remainder, benefits to the remainder, cost to cure)
- Application of various methods to analyze and quantify the impacts of partial acquisitions on remainder properties
- Analysis of both temporary and permanent easements and valuation techniques
- How to become a better expert witness

Course Tuition Includes

- Learning Guide
- USPAP Text



Instructor

Christina H Thoreson, SR/WA, RW-AC,
MAI

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Christina H. Thoreson, SR/WA, MAI Christina, a valuation professional since 1986 and founder of Real Counsel, LLC, brings a wealth of experience to her expert witness testimony, particularly in eminent domain. With advanced credentials, including the SR/WA, MAI, SRA, AI-GRS, and CRE. She is a Designated Member of the International Right of Way Association, the Appraisal Institute, and the American Society of Appraisers. Christina's leadership roles, such as serving on a Georgia County Board of Assessors, co-owning real estate brokerage firms, and working with the Tennessee Department of Transportation, highlight her diverse real estate background. As part of Cushman & Wakefield's executive leadership team for Dispute, Analysis, & Litigation Support (DALs), her appraisal and litigation support expertise is further solidified. A passionate educator, Christina is also an AQB-qualified USPAP instructor with over 3,000 hours of real estate-focused continuing education and 1,000 hours as an instructor.

Location

IDOT
2300 S. Dirksen Parkway
Room 347
Springfield, IL 62764
Participant Capacity: 35
Start Time: 8am Central

Course Coordinator

Kristin Bauman
Phone: (618) 974-2420
E-mail: kristin.bauman@volkert.com

IRWA Member Tuition

\$565

IRWA Non-Member Tuition

\$765

PDF of Course Materials

FREE

Printed Course Materials

Purchase
Online

Total Tuition Amount

An electronic copy of your course material will be added to your IRWA Account once your registration is completed.

Printed course materials are only available for purchase until 10 days prior to the class start date.

Register online at www.irwaonline.org / Fax this entire page to IRWA HQ: (310) 538-1471

REGISTRANT INFORMATION

NAME FIRST NAME/ LAST NAME _____ TITLE _____
COMPANY _____
ADDRESS _____ CITY, STATE, ZIP/POSTAL CODE _____
PHONE _____ MEMBER ☐ YES ☐ NO MEMBER ID NUMBER _____
EMAIL ADDRESS _____

SELECT PAYMENT METHOD

☐ Credit Card

☐ Check

VISA, MASTERCARD, AMEX, DISCOVER ACCEPTED

NAME ON CARD _____ CARD TYPE VISA/MASTERCARD/AMEX/DISCOVER _____
CARD NUMBER _____ CARD EXPIRATION _____ CVV _____
SIGNATURE OF CARDHOLDER _____ DATE _____

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.