



Wisconsin Chapter
ASFMRA
7310 Farmington Way
Madison, WI 53717

UCRR Software Seminar
UCRR Appraisal Continuing Ed. requested

UCRR™ **Uniform Country** **Residential Report** **Software Seminar**



Wisconsin Chapter of
the American Society of Farm Managers
and Rural Appraisers

Wednesday, October 14, 2009

Cranberry Country Lodge
Intersection of I-94 and Hwys. 21 & 12
319 Wittig Road
Tomah, WI 54660
Phone: (608) 374-2801
Reservations: (800) 243-9874

2009 UCRR Software Seminar

The Wisconsin Chapter of the ASFMRA invites you to attend the Uniform Country Residential Report (UCRR) Software Seminar on October 14, 2009 in Tomah, Wisconsin.

The seminar instructor will be software developer Mark Elder of AgWare, Inc. in Piedmont, South Dakota. Mark helps to bridge the gap between appraisers and their appraisal technology. He has helped to implement and support UAAR software for large organizations with 50 or more appraisers, as well as small, independent appraisal businesses with a single user.

This is an intermediate knowledge level seminar designed to demonstrate the use of the new Uniform Country Residential Report (UCRR) form which provides a set of forms for appraising rural residential properties. These forms are a hybrid between the standard URAR 1004 residential forms and the UAAR (Uniform Agricultural Appraisal Report).

The seminar is in lecture format. Participants will have access to demonstration copies of the software so that they can follow along with the instructor. Please bring your own laptop. Coursework incorporates in-depth coverage of the appraisal process including sales analysis, market adjustments, depreciation, and cap rate extraction from sales data. Case study includes an analysis of bare land sales, as well as structurally improved sales to demonstrate all elements of the process.

Seven hours of appraisal continuing education credit have been requested in Wisconsin, Minnesota, Illinois and Iowa. No exam. This seminar is in conjunction with and endorsed by the ASFMRA.

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Program, Wednesday, October 14, continued...

Wednesday, October 14, 2009

7:30 - 8:00 a.m. Registration & Coffee

8:00 - 9:30 a.m. Entering Sales

- Sales Comparison Analysis Units
- Land Ratio Analysis
- Improvement Residual
- Improvement Depreciation
- Expanded Improvement Details

9:30 - 9:40 a.m. Break

9:40 a.m. - 11:00 a.m.

Transferring UAAR Sale Data

- UAAR Reports
- Multiple Sale Options
- Microsoft Word and Excel
- Sharing Sales

11:00 a.m. 12 Noon - Lunch

(Included with registration)

12 Noon - 2:00 p.m. UAAR Approach Forms

- Cost Approach
- Sales Comparison Approach
UAAR Grid + UCRR Adjustment Page
- Sale Comparison Approach
UCRR Grid

2:00 - 2:15 p.m. Break

2:15 - 3:00 p.m. Analyzing Sale Data

- Searching and Filtering Sales
- Analyze Land - Range of Value
- Analyze Improvements - Range of Value
- Time Trend Rates

3:00 - 4:00 p.m. Review and Open Floor Discussion

Seminar Location and Lodging Information

The UCRR Seminar will be held at the Cranberry Country Lodge in Tomah, WI. Please make your own lodging reservations by calling directly to the hotel at (800) 243-9874 or (608) 374-2801. The room rate is \$69.95 sgl./dbl. plus tax. Mention the Wisconsin Chapter/ASFMRA when reserving a room.

The Cranberry Country Lodge is located in Tomah, Wisconsin at the intersection of Highways I-94, 12 and 21. This is exit #143 off I-94.



What is the Wisconsin Chapter?

The Wisconsin Chapter was formed in 1965 and is affiliated with the American Society of Farm Managers and Rural Appraisers, a national organization with more than 2,200 members. The Wisconsin Chapter is a not-for-profit organization. The purpose of the Chapter is to develop, improve, promote and advance, without profit to itself, the professions of farm management and rural appraisal.

For further information, contact:
Arlin Brannstrom, Secretary
Wisconsin Chapter / ASFMRA
7310 Farmington Way
Madison, WI 53717
(608) 833-7989
www.wcasfmra.org

**Registration Form
UCRR Software Seminar
Wednesday, October 14, 2009**

Advance registration is preferred! A late registration fee will be charged on those registrations postmarked after Monday, Oct. 5.

Registration Fee: The seminar registration fee includes lunch and breaks.

Advance registration by mail
for ASFMRA members
(postmarked on or before Oct.5, 2009) \$200

Non-Members \$240

Late registration Add \$ 25
(at the door or postmarked after Oct. 5, 2009)

Name _____

Company _____

Address _____

Phone _____

E-Mail _____

Amount Enclosed: \$ _____

Make check payable to **WC/ASFMRA** and mail registration form by October 5, 2009 to:

**Arlin Brannstrom, Secretary
Wisconsin Chapter / AFRMRA
7310 Farmington Way
Madison, WI 53717**

Phone: (608) 833-7989 Fax: (608) 833-1965

Note: Attendees are encouraged to bring their own laptop computers to class.