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COURSE: Real Estate Appraisal

TEACHER: Benedetto Manganelli

e-mail: [benedetto.manganelli@unibas.it](mailto:benedetto.manganelli@unibas.it)

website: <https://sites.google.com/site/manganellibenedetto/>

Language Italian

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ECTS: 6

n. of hours: 54

Academic year: 2014/2015

Campus: Potenza

Semester: I

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TOPICS

Appraisal Principles, real estate appraisal, estimation methods.

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TEACHING METHODS (please tick one or more options)

X Theoretical lessons

X Tutorials in classroom

Tutorials in laboratory

Project works

Technical visits

Other activities (please specify) \_\_\_\_\_

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TEXTBOOKS

Manganelli B. 2011, "Il deprezzamento degli immobili urbani", Franco Angeli, Milano.

Del Giudice V. 2010, "Estimo e Valutazione Economica dei progetti", Loffredo Editore University Press, Napoli .

Orefice M. , Orefice L. 2014, "Estimo civile", Utet

De Mare G., Morano P. 2002, "La stima del costo delle opere pubbliche", Utet, Torino.

Manganelli B., Pacifico A. 2004, "Struttura e normativa dei catasti terreni e fabbricati" CUES, Salerno.

Manganelli B. 2014, "Real Estate Investing", Springer.

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ON-LINE EDUCATIONAL MATERIAL

web address: <https://sites.google.com/site/manganellibenedetto/>

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LEARNING OUTCOMES

Acquisition of the principles and methodological tools necessary to address and resolve estimation problems peculiar to the activity of the engineer in the private sector, fiscal and legal.

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REQUIREMENTS

No

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EVALUATION METHODS (please tick one or more options)

Intermediate verifications

Written examination

Discussion of a project work

Practical test

Oral examination

Other methods (please specify) \_\_\_\_\_

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DETAILED CONTENT

Introduction to real estate appraisal. Links between Economy and Estimate. The theoretical principles of appraisal. Value judgment in economics. The economic aspects of real property. The estimation methods. Characters of the real estate market. The estimate of an urban property. The pluriparametric estimate methods: The Market Comparison Approach, Notes about the regression analysis. Income Capitalization Approach to Property Value. The cost value. Urban Land Appraisal. Company valuation methods. Cadastral valuation. Expropriation for public utility. Assessment of damages.

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SEMINARS BY EXTERNAL EXPERTS YES X NO

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FURTHER INFORMATION

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