

# RESIDENTIAL QUALITY, CONDITION & EFFECTIVE AGE

(IN-PERSON ONLY)



This workshop will review the characteristics that determine construction quality for residential properties by use of the Marshall & Swift Valuation Service. House images will be included in the presentation and will lead to extensive classroom participation.

Actual construction costs will also be considered as a guide to determining quality. Images will also assist in the discussion on rating homes for condition in relationship to the definition and description for each condition rating. The determination of condition will lead directly into calculations for effective age. Effective age will be defined and demonstrated on how to extract it from the market. Several data sets will be provided for the students to calculate effective age and how to use for the development of a depreciation or percent good table.

Topics discussed are: USPAP review, cost approach, quality, condition, physical deterioration using effective age, functional obsolescence, external obsolescence and depreciation and effective age extraction.

## CLASS INFORMATION

**Date:** September 2, 2026

**Location:** TAAD Headquarters (*address below*)

**CEs:** TBD

**Registration deadline:** August 26, 2026

**Hours:** Class 8:30 am to 5pm CST

**Instructor:** Kara Endicott, CAE, RES, AAS, RMA

## REGISTRATION INFORMATION

*Registration substitutes are available from employee to employee (at same district) at no charge. Transfer from event to event and/or member account credit to use for future events is not available.*

Name \_\_\_\_\_ TDLR number \_\_\_\_\_

Jurisdiction \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ Phone number \_\_\_\_\_

Email address \_\_\_\_\_

## REGISTRATION FEES

*Registration fees must reflect current membership status.*

**\$175** TAAD Member  
District

**\$200** TAAD Affiliate or  
Associate Member

**\$250** Nonmember

## CANCELLATION/REFUND POLICY

Requests for refunds must be in writing and submitted by August 26, 2026; a \$75 cancellation fee will be deducted. No refunds for cancellations after August 26, 2026.

**Please complete the registration form & return along with payment to:**

TAAD | 7700 Chevy Chase Drive; Bldg. One, Suite 425 | Austin, TX 78752-1558

To pay by credit card, please visit [www.taad.org](http://www.taad.org).

TAAD Office Use Only	
Date:	_____
Ck #:	_____
Amt:	_____
DB:	_____