



19210 S. Vermont Avenue, Building A, Suite 100
Gardena, CA 90248
Phone: (310) 538-0233
www.irwaonline.org



Easement Valuation

403 - Easement Valuation

September 24, 2026

San Antonio, TX

Credits: 8 QEU/CEU

Credentialing

- **New SR/WA:** An intermediate elective course that can be applied towards the RWP certification or SR/WA designation.
- **Industry:** An intermediate required course for the the Oil & Gas Pipeline and Electric & Utilities pathways for the SR/WA designation.
- **Specialist:** An intermediate elective course that can be applied towards the R/W-AC certification.

Topics

- The nature of easements, bundle of rights, easements v. licenses en gross v. appurtenant, creation/duration, residuals and reversion interests
- The two approaches to valuation: Before and After (Federal Rule), value of the art taken plus damages (State Rule)
- Steps in the appraisal process (State Rule): how to value the whole larger parcel: when the taking is typical of the whole; when the taking is not typical of the whole; how to value the part taken; use of paired sales; the "Three R's"
- Damages, severance, cost-to-cure, change in highest and best use, increased cost of operation, restraints upon future development
- How to value temporary easements
- Appraisal of special easements, scenic, slope, flood, flowage, air rights, and others

Course Tuition Includes

Participant Manual



Instructor

Dalton D. Vann, MAI, SR/WA, R/W-AC

Instructor

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Dalton Vann, MAI, SR/WA, R/W-AC the IRWA in a number of roles including on the executive board, education committee, and as newsletter editor of the North Texas Chapter. Mr. Vann has instructed a number of IRWA appraisal courses for the Chapter and across the county. Mr. Vann was 2015 Young Professional of the Year and 2022 Professional of the Year for Chapter 36. In his professional career, he has worked as an appraiser in right of way for Integra Realty Resources – DFW, JLL Valuation & Advisory Services. He is currently the national Director of Right of Way for CBRE Valuation and Advisory Services where he coordinates training, quality and risk management, and software development. He has been an active appraiser in right-of-way since 2007 with several years of residential appraisal prior to that. Mr. Vann is a graduate of Texas A&M University with Bachelor of Agricultural Economics and Master of Real Estate. He is also a veteran of the US Navy as a Seabee, providing public works services and infrastructure maintenance. Mr. Vann is also an active member of his local church and 4-H program.

Location

CPS Energy HQ
500 McCullough Avenue
San Antonio, TX 78215
Participant Capacity: 10
Start Time: 8am Central

Course Coordinator

Cathy Al-Barati RWA, R/W-NAC
Phone: (210) 353-4693
E-mail: cyal-barati@cpsenergy.com

IRWA Member Tuition

\$265.00

LATE: \$290.00

IRWA Non-Member Tuition

\$385.00

LATE: \$410.00

PDF of Course Materials

FREE

Printed Course Materials

Purchase Online

Total Tuition Amount

Late fee effective on September 10, 2026

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.