



Principali informazioni sull'insegnamento	
Denominazione dell'insegnamento	Estimo
Corso di studio	Scienze e Tecnologie Agrarie (L25)
Anno di corso	Anno accademico 2021-2022 (Terzo anno di corso primo semestre)
Crediti formativi universitari (CFU) / European Credit Transfer and Accumulation System (ECTS):	6
SSD	AGR01 (Economia ed Estimo)
Lingua di erogazione	Italian (English will be used in teaching material when requested by foreign students)
Period of disbursement	from 27 September 2021 to 22 January 2022; interruption of lessons from 22 November to 3 December 2021 for the conduct of the intermediate assessment tests
Obligation to attend	No
Docente	
Name and surname	Claudio Acciani
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Site	Dipartimento di Scienze Agroambientali e Territoriali, Plesso Biblioteca, Terzo piano stanza n.4
Virtual site	Teams platform access code zi27y0x
Reception (days, times and methods)	Every day from Monday to Friday from 9.30 to 13.00 and from 16.30 to 19.30. It is preferable to arrange an appointment also by e-mail. The reception can take place in presence at the studio, on the Teams platform or elsewhere requested
Syllabus	
Educational objectives	<p>The course aims to provide thorough knowledge on private property valuation techniques (valuation procedures) following a single methodology at the basis of the valuation discipline. As regards public / environmental goods, a brief presentation of the main monetary and non-monetary techniques will be reserved.</p> <p>The first part of the course consists of simply theoretical aspects, which will be followed by the special part on topics such as: expropriation, succession, real law, land improvements, damages, the figure of the technical consultant and, finally, Land Registry.</p>
Prerequisiti	Nothing
Teaching content (Program)	<p>Frontal teaching (syllabus)</p> <p>Course presentation:</p> <p>Assets subject to valuation and valuation contexts</p> <p>Economic aspects or estimation criteria</p> <p>The estimation method</p> <p>International Standards</p> <p>Procedures for evaluating private assets</p> <p>a) direct single parameters</p> <p>b) indirect single parameters</p> <p>c) multi-parameter</p> <p>Sources for the acquisition of prices</p>



	<p>The real estate markets Evaluation of environmental assets Environmental impact assessment in the evaluation of public assets Expropriation for public utility Successions and hereditary divisions Real rights Land improvements Estimation of fruit trees and damage Land register Technical consultancy for office.</p>
Reference texts	<ul style="list-style-type: none"> • M. Michieli, G. B. Cipolotti Trattato di Estimo. Generale, immobiliare, agrario, forestale, ambientale, legale. Edizione 2018. • Polelli M., Nuovo Trattato di Estimo, Maggioli Editore, Milano, 2006 • Appunti delle lezioni e materiale didattico distribuito durante il corso.
Notes to the reference texts	<ul style="list-style-type: none"> • The powerpoints of the lectures cannot be used as study material but support the use of textbooks, scientific works and website graphics.

Organizzazione della didattica			
Hours			
Total	Frontal teaching	Practices on estimation procedures	Individual study
150-	40	20	90
CFU/ETCS			
6	4	2	

Teaching methods	<p>The topics of the course will be treated with the help of Power Point presentations.</p> <p>Distance teaching systems through public platforms (eg Teams) and dedicated (Agripodcast) can be used, on request for students with disabilities and in tutoring actions for students not working full-time (working students, student athletes and with young children). Will be promoted: self-learning, teamwork, self-assessment and the use of 4.0 technologies. For foreign students (LLP-Erasmus, Tempus, etc.) the presentations can be written in English.</p>
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Expected learning outcomes	
Knowledge and understanding	<ul style="list-style-type: none"> ○ Knowledge and understanding ○ Knowledge of public or private assets being valued ○ Knowledge of the general aspects of the Estimation, such as those relating to the Estimation Method, the valuation contexts, the valuation criteria and procedures to be used ○ Understand the different application areas of the elements just mentioned.
Applied knowledge and understanding	<ul style="list-style-type: none"> ○ Applied knowledge and understanding ○ Critical analysis and application of the acquired knowledge to the estimative discipline: expropriations for public utility, hereditary succession and partition of succession, damages, real rights of enjoyment, Land Register.



<p>Transversal skills</p>	<ul style="list-style-type: none"> • <i>Autonomy of judgment</i> <ul style="list-style-type: none"> • <i>Ability to analyze different situations in a market context, such as to be able to work as a freelancer, junior agronomist.</i> • <i>Communication skills</i> <ul style="list-style-type: none"> • <i>Ability to present and argue on economic-estimative issues.</i> • <i>Communication and relationship skills within a multidisciplinary work group and judgment skills both on a technical and economic level.</i> • <i>Ability to learn</i> <ul style="list-style-type: none"> • <i>Ability to learn, following the estimation method, the criteria and techniques of the different estimation procedures.</i> <p><i>The expected learning outcomes, in terms of knowledge and skills, are shown in Annex A of the Degree Program Didactic Regulations (expressed through the European Descriptors of the Degree)</i></p>
<p>Evaluation</p>	
<p>Methods for verifying learning</p>	<p>For students enrolled in the course year in which the teaching is carried out, an intermediate evaluation test (called exemption) is foreseen, which consists of an oral test on the topics developed during the theoretical lesson hours as reported in the Course Didactic Regulations. Degree in Agricultural Sciences and Technologies (Article 9) and in the study plan (Annex A). The outcome of this test contributes to the evaluation of the final exam and is valid for one academic year. The exam consists of an oral test on the topics developed during the theoretical lesson hours as reported in the Didactic Regulations of the Degree Course of Agricultural Sciences and Technologies (Art. 9) and in the study plan (Annex A). Two questions will be asked, one of which on the part relating to the general part and one relating to the special part. For any foreign students, the intermediate assessment and exam tests can be held in English and, where required, as a written test with three open-ended questions.</p>
<p>Evaluation criteria</p>	<ul style="list-style-type: none"> • <i>Knowledge and understanding</i> <ul style="list-style-type: none"> o <i>Being able to identify and correctly describe the asset being valued;</i> o <i>Be able to represent in a discursive form the methodology and procedure followed to formulate the judgment of estimate</i> o <i>Being able to understand and describe the evaluation context according to the role represented.</i> • <i>Applied knowledge and understanding</i> <ul style="list-style-type: none"> o <i>Ability to critically analyze and apply the knowledge acquired to the appraisal discipline in relation to cases of expropriation for public utility, hereditary succession and partition of succession, damages, real rights of enjoyment, Land Regsiter.</i> • <i>Autonomy of judgment</i> <ul style="list-style-type: none"> o <i>Being able to analyze problems related to different situations in a market context, such as to be able to work as a freelancer, junior agronomist. Abilità comunicative.</i> • <i>Communication skills</i> <ul style="list-style-type: none"> o <i>Be able to describe in detail, with coherence, with appropriate language and with adequate arguments, the various aspects that characterize the role of the technical estimator.</i> • <i>Ability to learn</i>



UNIVERSITÀ
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Corso di laurea in

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Agricultural Sciences and Technologies

	<ul style="list-style-type: none">o Be able to apply the knowledge and skills acquired to solve problems in various professional, conflictual and non-conflictual contexts.o To be able to apply the knowledge and skills acquired to cases relating to case studies not addressed in the course of study.o Being able to apply the study tools learned to update knowledge.
Criteria for measuring learning and assigning the final grade	The assessment of the student's preparation takes place on the basis of pre-established criteria, as detailed in Annex A of the Degree Course Academic Regulations. For students who have taken the intermediate evaluation test (called exemption), the evaluation of the final exam is expressed taking into account the mark acquired with the exemption test not as an arithmetic average but as a weighted weight with respect to the program subject of the test. exemption. In assigning the final grade, the knowledge acquired, the ability to apply the aforesaid knowledge, the autonomy of judgment, communication skills and the ability to integrate the knowledge acquired in a work project will be taken into account.
Altro	