



Appraiser II

Salary Group: B19

Class Code: 2064

<u>CLASS TITLE</u>	<u>CLASS CODE</u>	<u>SALARY GROUP</u>	<u>SALARY RANGE</u>
APPRAISER I	2062	B17	\$36,976 - \$58,399
APPRAISER II	2064	B19	\$42,244 - \$68,960
APPRAISER III	2065	B21	\$48,278 - \$78,953
APPRAISER IV	2066	B23	\$55,184 - \$90,393

GENERAL DESCRIPTION

Performs complex (journey-level) appraisal work. Work involves conducting property value ratio studies, gathering property sales information, and conducting property appraisals. May provide guidance to others. Works under general supervision, with moderate latitude for the use of initiative and independent judgment.

EXAMPLES OF WORK PERFORMED

Conducts property, land, and building appraisals.

Conducts evaluation surveys of proposed projects and estimates costs of acquisition.

Performs analyses or validations of appraisals, acquisitions, or right-of-way estimates; and makes recommendations on values.

Researches and analyzes real estate acquisitions, leases, or appraisal issues; and recommends range-of-value decisions.

Inspects properties and contacts real estate buyers and sellers for information on the properties' real estate market value.

Inspects and recommends lease rates for state land.

Investigates real estate acquisitions and prepares reports of findings.

Examines and verifies real estate records to determine property ownership, market value, and incomes and expenses in connection with real estate ownership.

Reviews and/or processes contracts and work assignments with appraisers, technical experts, and expert witnesses.

Reviews appraisal reports for compliance with legal requirements.

Reviews real estate market data and conducts research work.

Analyzes and/or resolves appraisal appeals.

Obtains information on the characteristics, assessed values, and confirmed sales of properties, and constructs samples of property types from information obtained and appraisals conducted.

Assists in developing appraisal methodologies for the completion of appraisal reports.

May provide guidance to others.

Performs related work as assigned.

GENERAL QUALIFICATION GUIDELINES

EXPERIENCE AND EDUCATION

Experience in appraisal work. Graduation from an accredited four-year college or university with major coursework in finance, real estate, agricultural economics, or a related field is generally preferred. Experience and education may be substituted for one another.

KNOWLEDGE, SKILLS, AND ABILITIES

Knowledge of appraisal principles, techniques, and procedures; of real estate values; of contract proposal and evaluation procedures; of right-of-way policies and procedures; and of state and federal laws pertaining to real estate or right-of-way acquisition.

Skill in using a computer and applicable programs, applications, and systems; in preparing and maintaining documents, records, and reports; and in writing and interpreting legal descriptions of leases, real estate, easements, and similar properties.

Ability to appraise property values, to negotiate and resolve acquisition or appraisal issues, to perform mathematical and statistical calculations, to analyze and evaluate factors affecting the market value of real estate, to investigate and interpret legal real estate documents, to prepare reports, to communicate effectively, and to provide guidance to others.

REGISTRATION, CERTIFICATION, OR LICENSURE

May require certification or licensure as a Licensed Residential Appraiser, Certified Residential Appraiser, or Certified General Appraiser by the Texas Appraiser Licensing and Certification Board, or as a Registered Professional Appraiser by the Texas Department of Licensing and Regulation.