



Appraiser III

Salary Group: B21

Class Code: 2065

<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 advanced (senior-level) appraisal work. Work involves coordinating property value ratio studies, evaluating property sales information, and reviewing property appraisals. Works under minimal supervision, with extensive latitude for the use of initiative and independent judgment.

EXAMPLES OF WORK PERFORMED

Coordinates and/or performs work that includes the review, analysis, investigation, and reporting of appraisals, acquisitions, or right-of-way estimates.

Develops and interprets new policies for appraisal processes.

Develops cost-benefit analyses on value-enhancing activities for specific properties.

Advises on and/or negotiates resolution of appraisal and acquisition problems.

Advises on appraisal methodologies and matters pertaining to land valuations.

Prepares reports of findings and provides recommendations on locations based on the economical costs of right-of-way acquisitions.

Measures property performance through financial analyses, including feasibility analyses, consultation assignments, and projected returns on investments.

Researches and analyzes sensitive real estate acquisitions and settlements.

Testifies in court proceedings as an expert witness and participates in formal and informal appeals.

May negotiate fees and work requirements with appraisers, technical experts, and expert witnesses.

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 analyze and evaluate factors affecting the market value of real estate, to investigate and interpret legal real estate documents, to prepare reports, and to communicate effectively.

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.