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OHIO CLASSIFICATION SPECIFICATION *Developed for Equal Opportunity*	CLASS TITLE: Appraiser 2	CODE: 84512C
	MAJOR AGENCIES: County Offices, Universities	JURISDICTION: Cnty., Univ.

FUNCTION: Under general supervision from appraisal supervisor or other higher-level supervisor, independently performs routine appraisals in order to estimate fair market value, assists higher-level appraisers in more difficult appraisal work, prepares studies & reports & performs other work related tasks; may assist in providing work direction or training to new lower-level appraisers as assigned; PERFORMS RELATED DUTIES AS REQUIRED

RANK	% OF TIME	JOB DUTIES	MAJOR WORKER CHARACTERISTICS
1	83-93	Independently performs appraisals of routine nature (e.g., of lesser complexity than 3 level, of nonpeculiar properties such as residenital, farmland, commercial & small industrial where less difficult judgment is involved in determination due to it being based upon less complicated, more solid data, as opposed to appraisals dealing with riverfront, lakefront property or more varied appraisal types; less complex appraisal work due to location, such as northwest Ohio counties where land is more level & there exists more crop acres, as opposed to southeast Ohio counties where land is more rolling & less crop acres & fewer sales exist, making sales interpretation more difficult) which may include interviewing property owner, inspecting property & area, researching & preparing analysis, determining best use of property, performing market research & analyzing county & tax agent appraisals of real estate to estimate market value for tax purposes, researching courthouse records, viewing comparable properties &/or interviewing real estate brokers & assists higher-level appraisers in more difficult appraisal work (e.g., makes mathematical computations, calculates building quanities, prepares sketches of real estate).	Knowledge of (1) agency, state &/or federal statutes, rules, regulations &/or procedures governing appraisal process & activities*, (2) interviewing, (3) public relations, (4) real estate appraisal (e.g., farm appraisal, land-site analysis, real estate markets, real estate investment analysis, real estate valuation, real estate law); ability to (5) define problems, collect data, establish facts & draw valid conclusions, (6) calculate fractions, decimals & percentages, (7) use proper research methods in gathering data, (8) gather, collate & classify information about data, people or things, (9) cooperate with co-workers on group projects.
2	7-17	Prepares need studies, reports & performs other work related tasks (e.g., prepares reports for supervisor regarding project status; assists tax agents in rudimentary analysis of real estate values; assists in preparation of preliminary need studies to determine economic feasibility of future highway rights-of-way; prepares reports on fair market value & utility data related to title for review by supervisor; assists in property inventory classifications; provides expert testimony in court).	Knowledge of 1*, 3, 4; ability to 5, 6, 7, 8, 9, (10) prepare meaningful, concise & accurate reports.

*Developed after employment

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123:1-7-17

UNUSUAL WORKING CONDITIONS: May require overnight travel; may require travel.

MINIMUM CLASS REQUIREMENTS: *(including license, if any.)* 6 courses or 600 hrs. training in real estate appraisal (e.g., farm appraisal, natural resources interpretation, land-site analysis, real estate appraisal, urban land economics & real estate markets, real estate investment analysis, real estate valuation, real estate law) (or 6 mos. exp.); 300 hrs. training in interviewing (or 3 mos. exp.); 300 hrs. training in public relations (or 3 mos. exp.); or equivalent.

CLASS TITLE	CODE:	
Appraiser 2	84512C	Page 1 of 1

FORM ADM-4134