

Market Range Detail - Appraiser III**

Effective Date

February 14, 2005

Market Range Title Description

Positions in this market range title are responsible for researching and determining ad-valorem assessments for complex land, residential, business personal property, and commercial properties. Primary duties typically include conducting complex research, using market, cost, and income approach valuation methods to establish property values of complex properties, documenting and defending property valuations, reviewing information submitted by taxpayers and consulting with professional experts, negotiating with taxpayers and professionals while conducting Assessor appeals and commonly appearing before State Board of Equalization in single hearing officer appeals for properties valued under \$500,000, defending values in small claims court, appearing as expert witness in Superior Court level appeals as needed, answering complex inquiries concerning property taxes, assessments, exemptions, protests, legal descriptions and classifications, resolving disputes and customer complaints, and participating in special projects. May be assigned to assess or assist in assessing SAP – Statutorily Assessed Properties.

Market Range

| Minimum Hourly Rate | Midpoint / Hiring Maximum | Maximum Hourly Rate |
|---------------------|---------------------------|---------------------|
| \$18.19 | \$23.06 | \$27.92 |

Likely Minimum Qualifications

- 2 years of college coursework (at least 64 semester credit hours) from an academically accredited college or university
- 6 years of experience in real or personal property appraisal, real estate, or construction
- Bachelor's degree in real estate or related field preferred
- Completion of one year as a Maricopa County Assessor Appraiser Apprentice and successful completion of the classes and test required for AZ. Department of Revenue Basis (Level 1)
Successful completion of all required classes and tests for the Arizona Department of Revenue Basic (Level II) Certification
- External candidates must have completed an equivalent appraisal certification from a recognized agency (i.e. government agencies, IAAO or The Appraisal Institute) and within one year must successfully pass Arizona Department of Revenue Appraisal Level II testing
- Completion of 1 year as a Maricopa County Assessor Appraiser I and successful completion of the classes and test required for AZ. Department of Revenue Basis (Level 1) is equivalent to 4 years of related experience.
- Other combinations of education and experience may be considered in substitution for the minimum qualifications

Working Titles

- Appraiser III

Glossary:

Market Range Title: Broad grouping of related positions with like job responsibilities and qualifications. Market Range Titles typically include positions ranging from entry level to senior/lead level unless indicated otherwise.

Effective date: The date the salary range was implemented for use.

Market Range Title Description: Broad description of sample job duties and responsibilities of positions included in the Market Range Title. Each position included in a Market Range Title also has a job description that is specific to the department. Departments are responsible for writing and maintaining job descriptions for positions in their department. Employee Compensation is responsible for writing and maintaining Market Range Title Descriptions.

Likely Minimum Qualifications: Typical minimum qualifications for positions assigned to the Market Range Title. Because a broad group of jobs in different departments are included in a Market Range Title, minimum and preferred qualifications may vary slightly depending on the area of assignment.

Market Range: The minimum, midpoint, and maximum salary points for all positions included in the Market Range Title.

Hiring Range: The hiring range for all positions is ordinarily the minimum of the market range to the midpoint. The use of a different hiring range must be approved by Employee Compensation. Departments should use a hiring range that is within their funding capabilities and are required to comply with the County's Funded Position Policy ensuring that applicants are extended a rate that is supported by the department's budget.

Working Title: The specific title used by a department to identify a position within their organizational structure. Use of working titles is flexible and aimed to assist departments in identifying the unique functions and responsibilities of each position and is representative of the assigned Market Range Title. Ordinarily, supervisory and/or managerial titles should not be used for positions not assigned to a supervisory and/or manager Market Range Title.