

INDUSTRIAL APPRAISER

Industrial Appraisers perform highly complex appraisals of manufacturing plants and industrial zoned property. Industrial Appraisers conduct thorough and detailed inspections of property, equipment, and returns in order to determine value. The work involves gathering and analyzing a variety of data from multiple sources and interacting with corporate tax executives locally and nationally.

CLASSIFICATION DISTINCTIONS

This classification is the highest level in the appraiser job family. At this level the incumbents are expected to perform independently with considerable latitude for independent judgment and initiative. The Industrial Appraiser is expected to apply a broad range of knowledge and skills such as accounting, auditing, capitalization and machinery and equipment. This blend of and need for the complexity of analysis is not expected at the other levels of appraiser.

This level is distinguished from the fourth level, in that the properties appraised are considered heavy industrial involving large inventories of complex machinery and equipment. The commercial appraisers at the fourth level appraise light industrial or commercial or may aid in appraisal of industrial properties. Other levels of appraisers focus on the residential or transitional commercial appraisal functions.

KEY OR TYPICAL TASKS AND RESPONSIBILITIES:

- Conduct field inspections of land buildings, structures and machinery and equipment at heavy industries to determine size, hard assets, layout and condition of property; document findings using narrative or report formats.
- Establish and maintain a data base of machinery and equipment replacement, reproduction or used costs; gather industry economic studies regarding equipment disposition; interpret and apply data to property valuation.
- Audit capitalized assets; evaluate the taxpayer's asset listing and develop conventions to improve accurate accounting of all assessable property; qualify and apply appropriate indices and depreciation factors to determine reproduction, depreciation and new costs.
- Participate in establishing a regionally and local network of sales data; establish and maintain a data base of sales; analyze data such as zoning, selling and asking prices, income and expense, building costs, and other related information.
- Respond to inquiries from corporations and the public regarding how assessments are determined; develop comprehensive and clear responses either orally or in writing.

- On a project basis, coordinate and lead other appraisers and staff toward accomplishing a specified project.
- Perform related appraisal work as requested.

QUALIFICATIONS

Education and Experience:

A bachelor's degree with major course work in financial and market analysis, appraisal, accounting, industrial engineering or a related field and five to eight years prior appraisal experience, at least three of which include an emphasis on commercial appraisal. Certification as a General Real Property Appraiser through the State of Washington is preferred.

Knowledge of principles and practices of appraisal methods and techniques; principles of construction including building materials; principles of accounting and business finance; various computer applications such as data bases and word processing; real estate laws and regulations; business practices applicable to employees interacting with clients and others within the business and government community; establishing and determining values; statistical methods.

Ability to apply appraisal principles and techniques to complex industrial property valuations; read and interpret laws, legal description, blue prints, maps and property descriptions; research, analyze and determine appraisal information; develop and write detailed, concise information of complex appraisal information; establish and maintain effective working relationships with a wide variety of others encountered in the course of work.

Any combination of education and experience which may reasonably be expected to provide the knowledge, skills, and abilities, is qualifying.

WORK ENVIRONMENT & PHYSICAL DEMANDS:

Incumbents work in an office setting and in the field. Essential tasks include appraisal inspections requiring that the appraiser be able to drive a personal vehicle to remote county locations and walk around properties that may be under construction. Essential tasks within the office involve use of the telephone, personal computers and on-line terminals.

Revised 02-96
Office use: 6/22/00