

Class Title: Commercial Appraiser I
Department: Assessor
FLSA: Non-exempt

Class Code: 2278
Grade: 22
Eff. Date: 01/01/2000
Revised: 04/02/2025

GENERAL PURPOSE

Under general supervision of the Commercial Property Team Lead, performs technical assessment work on all types of real property (including commercial property, vacant land, greenbelt, condominiums, improved residential parcels, income producing parcels and commercial parcels) within Davis County.

EXAMPLE OF DUTIES

Travels to property sites and obtains data to determine the standard and type of structure involved; performs physical inspection of exterior and interior of buildings, photographing property, and recording architectural quality and intended use of the property. Reviews plans and specifications as necessary.

Physically inspects and accurately collects the data elements that contribute to the value of real property (including the economic, social, physical and environmental factors) and record information on data input sheets.

Accurately collects, analyzes, and verifies commercial sales, vacancy rates, expenses and lease information from all types of commercial properties to be used in narrative appraisals, computer assisted appraisals and multiple regression valuation models.

Appraises all types of real property including complex properties using current appraisal techniques, methods, mathematical formulas and the various recognized approaches. Analyzes the various physical, economic, social and environmental factors which affect value and correlate the different approaches.

Prepares complex narrative commercial appraisals conforming to Uniform Standards of Professional Appraisal Practice (USPAP) as outlined by the licensing division of the Department of Commerce and the Federal Government; defends the appraised value before the County Board of Equalization, the Utah State Tax Commission and various levels in the Judicial Courts as an expert witness or an advocate.

Uses computer programs to develop queries to locate appraisal problems and inconsistencies; uses financial and appraisal software and makes modifications to the queries for individual properties.

Develops commercial neighborhood boundaries, size adjustment tables and land tables with values for all classes of commercial, industrial and multiple housing property.

Responds to questions from property owners regarding appraisals and assessments.

Performs related duties as assigned.

MINIMUM QUALIFICATIONS

1. Education, Experience, License and/or Certification:

Graduation from an accredited college or university with a Bachelor's Degree, plus four (4) years

of full-time appraiser employment as an Ad Valorem General Real Property Appraiser (Utah State Tax Commission).

Must possess and maintain valid designation as an Ad Valorem General Real Property Appraiser (Utah State Tax Commission) or obtain an equivalent Utah credential through reciprocity within three (3) months of hire date.

OR

Graduation from an accredited college or university with a Bachelor's Degree, plus two (2) years of full-time employment as a commercial real estate appraiser.

Must possess and maintain a valid license as a Certified General Appraiser issued by the Utah State Department of Commerce or obtain an equivalent Utah credential through reciprocity within three (3) months of hire date.

Must possess (or obtain within eighteen months of hire date) and maintain designation as an Ad Valorem General Real Property Appraiser (Utah State Tax Commission).

2. Special Qualifications:

Employees driving a personal or a County vehicle for job related travel must possess a valid driver license, maintain the minimum vehicle liability insurance as specified in the Utah Code, and must operate a motor vehicle in a safe manner; new employees with an out-of-state license must obtain a valid Utah Driver License within sixty (60) days of hire date (exceptions for military personnel and their dependents).

3. Necessary Knowledge, Skills and Abilities:

Knowledge of: Uniform Standards of Professional Appraisal Practice (USPAP); mathematical formulas; appraisal, building trades and construction terminology; building standards, appraisal methods, and research principles, methods, and techniques in relation to commercial real property; land appraisal and building cost estimating methods; sum and categorize improvement square footage, perimeter, and associated ratios; basic statistical knowledge and various appraisal approaches to value for all types of real property; current regulations and property tax codes; applicable computer software including spreadsheets, word processing and analytical software; basic accounting skills.

This position requires the driving of a motor vehicle; skill in operating a motor vehicle in a safe manner; ability to insure motor vehicle is operating in a safe manner; knowledge of Utah motor vehicle rules and regulations.

Ability to: read and understand property descriptions, title abstracts and property conveyance documents; read plats and blueprints and find property according to descriptions; tabulate results following standard guidelines; exercise sound judgment; use mathematics in figuring footage; determine proper model classification of buildings; travel to locations within Davis County and along the Wasatch Front; follow written and oral instructions; communicate effectively (orally and in writing); establish and maintain effective working relationships with supervisors, other employees, other agencies, and the general public.

WORKING CONDITIONS

Typically sit at a desk or table: regularly walk, stand, or stoop; occasionally lift, carry, push, pull, reach, or otherwise move objects weighing up to 50 pounds; walk, stand, stoop, crouch, kneel, crawl on or narrow, slippery, or erratically moving surfaces; move over and around rough, uneven, steep, and otherwise unimproved ground; move up and down stairs; work outside in inclement (hot and cold) weather conditions. Regularly drive a motor vehicle and work for sustained periods of time maintaining concentrated attention to detail.

The above statements are intended to describe the general nature and level of work being performed by persons assigned to this job. They are not intended to be an exhaustive list of all duties, responsibilities and skills required of personnel so classified. ***All requirements are subject to possible modifications to reasonably accommodate individuals with disabilities.***