

## County of Chautauqua in the State of New York Announces:

### REAL PROPERTY APPRAISER

Examination Number #68285

Salary: City of Jamestown - \$60,578.00-\$73,702.00/Year

### OPEN TO THE PUBLIC

**Examination Date: 2/5/2022 Applications must be Received or Postmarked by: 12/1/2021**

Issued on 11/17/2021 by Chautauqua County Department of Human Resources, Gerace Office Building, Mayville, NY 14757 (716) 753-4237

Exam announcements and application forms are available on the Internet at [www.chqgov.com](http://www.chqgov.com) - Click on "Employment"

**APPLICATION FEE:** A fee of \$15.00 is required for each separately numbered examination for which you apply. The required fee must accompany your application. **Send check or money order payable to the Director of Finance** and write the examination number and title on your check or money order. **We cannot accept cash.** No refund will be made on approved applications. You are urged to review the examination announcement carefully, to compare your qualifications with the requirements for admission, and to file only for those examinations for which you are clearly qualified.

**APPLICATION FEE WAIVER:** A waiver of application fee will be allowed if you are unemployed and primarily responsible for the support of a household. In addition, a waiver of application fee will be allowed if you are determined eligible for Medicaid, or receiving Supplemental Security Income payments, or Public Assistance (Temporary Assistance for Needy Families/Family Assistance or Safety Net Assistance) or are certified Job Training Partnership Act/Workforce Investment Act eligible through a State or local social service agency. **All claims for application fee waiver are subject to verification. If you can verify eligibility for an application fee waiver, complete the appropriate section of the Application and submit it by the Application Deadline as listed on the Examination Announcement.** Applications and additional information may be obtained from the Internet at [www.chqgov.com](http://www.chqgov.com) click on "Employment" or by contacting the Chautauqua County Department of Human Resources, Gerace Office Building, Mayville, New York 14757. Phone (716) 753-4237.

**APPLICATION FORM:** Your application for this test is part of the examination process. Applications must be completely filled out, with all pertinent information stated. Vagueness or ambiguity will not be interpreted in your favor. We do not refer to other applications on file for additional information. Applications that do not show training and/or experience to meet minimum qualifications may be disapproved.

**VACANCIES:** At present one (1) vacancy exists in the City of Jamestown.

**DUTIES:** A Real Property Appraiser has the responsibility for obtaining and reporting factual and relevant data supporting real property valuation estimates. Work is performed under the direct supervision of the Director of Real Property Tax Services. Supervision may be exercised over the work of technical and clerical staff.

**MINIMUM QUALIFICATIONS:** Graduation from high school or possession of a high school equivalency diploma and **either:**

- A. Graduation from a regionally accredited or New York State registered college, university with an Associate's degree (or higher) in Business, Finance, Real Estate Law, Sales and Marketing or closely related field with a **minimum of 12 credit hours in real property appraisal course work** and one year of satisfactory full-time paid experience in an occupation involving the valuation of real property, such as appraiser, valuation data manager, real property appraisal aide or the like. This experience must have been in a full-time paid position requiring the use of independent judgment in the appraisal of real estate, including the preparation of original written detailed reports. ; **OR**
- B. Three years year of satisfactory full-time paid experience as described in (A) above. (60 semester credit hours of college study from a regionally accredited or New York State registered college, university in Business, Finance, Real Estate Law, Sales and Marketing or closely related field may be substituted for one year of the experience).

**SPECIAL REQUIREMENTS FOR APPOINTING AUTHORITIES:** It is the responsibility of the appointing authority to ensure a qualification review and approval for a candidate is sought from the New York State Department of Taxation and Finance, Office of Real Property Tax Services, Educational Services Section prior to an official appointment.

**NOTES:**

1. Real Property Appraiser must complete a basic course of training prescribed by the State Board of Equalization and Assessments.
2. The training and qualification requirements for Real Property Appraisers are defined in 20 NYCRR 8188 (§8188-5.3).

**NO RESIDENCY REQUIREMENT:** At the time of certification, preference in appointment may be given to successful candidates who are legal residents of the City of Jamestown, in which the appointment is to be made.

**IDENTIFICATION (ID) REQUIREMENT:** Examination candidates will need to present a valid photo ID upon arrival at the examination site for purposes of examination security and candidate identification.

**SUBJECTS OF EXAMINATION:** A written test designed to evaluate knowledge, skills, and/or abilities in the following areas:

- 1) Preparing written material - These questions test for the ability to present information clearly and accurately, and to organize paragraphs logically and comprehensibly. For some questions, you will be given information in two or three sentences followed by four restatements of the information. You must then choose the best version. For other questions, you will be given paragraphs with their sentences out of order. You must then choose, from four suggestions, the best order for the sentences.
- 2) Understanding and interpreting tax maps and site plans - These questions test for the ability to read, analyze and perform computations based on various types of maps and plans, and may include tax maps, deed descriptions, site plans, survey maps and building layouts. All the information needed to answer the questions will be provided in the maps, plans, layouts or related written material. A calculator and magnifying glass may be helpful for answering some of these questions. Candidates may bring their own calculator and magnifying glass if they so choose.
- 3) Principles and techniques of real property appraisal - These questions test for a knowledge of principles and practices used in the appraisal of agricultural, commercial, and residential real property including knowledge of the three approaches to value; sales comparison, income, and cost estimation.
- 4) Understanding and interpreting abstracts, deeds, and other documents related to real property - These questions test for the ability to understand and apply information contained in documents related to real property and include examples, illustrations and applications of laws and procedures in relation to the reading and interpretation of title abstracts, deeds and other related documents.

**NOTICE TO CANDIDATES:** The use of calculators is **RECOMMENDED** for this exam. Devices with typewriter keyboards, 'Spell Checkers', 'Personal Digital Assistants', 'Address Books', 'Language Translators', 'Dictionaries', or any similar devices are prohibited.

**CELL PHONES OR ELECTRONIC/COMMUNICATION DEVICES AT THE TEST SITE:** Do **not** bring cell phones, beepers, headphones, or any electronic or other communication devices to the test room. The presence of such devices in the test room, hallways, restrooms, may result in your disqualification.

**CANDIDATES PLEASE NOTE:** The New York State Department of Civil Service has not prepared a Test Guide for this examination. However, candidates may find information in the publication "General Guide to Written Tests" helpful in preparing for this examination. This publication is available online at: <https://www.cs.ny.gov/testing/testguides.cfm>.

## **GENERAL INFORMATION / INSTRUCTIONS**

**CHAUTAUQUA COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER:** It is the policy of Chautauqua County to provide for and promote equal opportunity in employment, compensation and other terms and conditions of employment without discrimination on the basis of age, race, color, religion, disability, national origin, gender, sexual orientation, marital status, or arrest and/or criminal conviction record unless based upon a bona fide occupational qualification or other exception. The policy can be obtained at [www.chggov.com](http://www.chggov.com).

**THE DIRECTOR OF HUMAN RESOURCES RESERVES THE RIGHT TO ACCEPT OR REJECT APPLICATIONS RECEIVED AFTER THE PUBLISHED LAST FILING DATE FOR THIS EXAMINATION:** Applications must be either:

- A. Received at the Chautauqua County Department of Human Resources, Room 144, Gerace Office Building, Mayville, New York 14757 prior to the close of business on or before the last filing date published for this examination, or:
- B. Postmarked on or before the last filing date published for this examination. Please note that mail deposited in a mail box on the last filing date but after the post office's last pick up for that day will receive a post mark for the following day and, therefore, will not be considered a timely submission by this office.

**NOTE:** Applications submitted through the County interoffice mail system are not postmarked and are date stamped upon receipt by our office. We urge candidates to pay particular attention to the filing deadline and to use a filing method that will ensure a timely submission.

**MULTIPLE EXAMINATIONS SCHEDULED FOR THE SAME DAY:** If you have applied to take a written test announced by either one or several local jurisdictions (county, town, city) scheduled to be held on the same test date as this written test, you must notify each of the **local jurisdictions no later than two weeks before the test date**, so they can make arrangements for taking all tests at one test site. All examinations for positions in State government will be held at a State examination center. **Cross-file application forms are available on the Internet at [www.chggov.com](http://www.chggov.com)** or by contacting the Chautauqua County Department of Human Resources, Gerace Office Building, Mayville, New York 14757. Phone (716) 753-4237.

**LEGAL AUTHORIZATION TO WORK IN THE UNITED STATES:** Federal Immigration Law requires employers to verify that all persons hired are legally authorized to work in the United States. If you are hired, you will be asked to swear, under penalty of perjury, that you are legally authorized to work in the U.S., and you will be required to submit proof of that authorization.

**CURRENT/PROSPECTIVE MILITARY SERVICE MEMBERS:** New York State Law provides for Military Make-up Tests in cases where candidates cannot attend the scheduled test on the published test date due to active military duty. You must file an application for this examination in accordance with this examination announcement and you must request the special test arrangements, which are available. If you expect to enter military service, you may still compete in this examination and be appointed or reinstated after you return from active duty. Contact our office for details.

**THIS EXAMINATION IS BEING RATED:** by the New York State Department of Civil Service in accordance with Section 23-2 of the Civil Service Law. The provisions of the New York State Civil Service Rules and Regulations dealing with the rating and review of examinations will apply to this test. The eligible list resulting from an examination may also be used for appointment to the same title or to any other title deemed to be similar and appropriate.

**ALTERNATE TEST DATES:** State and local examination policy does permit alternate test dates for certain compelling reasons. For details or to request an alternate test date, contact the Department of Human Resources.

**LOCATION OF EXAM SITE:** Examinations are held in Mayville unless for reasons beyond our control, we must change the test site.

**VETERAN CANDIDATES:** Veterans or disabled veterans who are eligible for additional credit must submit an application for veteran's credit with their application for examination or at any time between the dates of their application for examination and the date of the establishment of the resulting eligible list. Applications for veteran's credit are available from this office. Veteran's credits can only be added to a passing score on the examination.

Effective January 1, 1998, the State Constitution was amended to permit a candidate currently in the armed forces to apply for and be conditionally granted veteran's credit in examinations. Any candidate who applies for such credit must provide proof of military status to receive the conditional credit. No credit may be granted after the establishment of the list. It is the responsibility of the candidate to provide appropriate documentary proof indicating that the service was in time of war, as defined in section 85 of Civil Service Law, and that the candidate received an honorable discharge or was released under honorable conditions in order to be certified at a score including veteran's credits.

**SECTION 85-a OF THE CIVIL SERVICE LAW:** Effective 9/17/02, children of firefighters and police officers killed in the line of duty shall be entitled to receive an additional ten points in a competitive examination for original appointment in the same municipality in which his or her parent has served. If you are qualified to participate in this examination and are a child of a firefighter or police officer killed in the line of duty in this municipality, please inform this office of this matter when you submit your application for examination. A candidate claiming such credit has a minimum of two months from the application deadline to provide the necessary documentation to verify additional credit eligibility. However, no credit may be added after the eligible list has been established.

**ADMISSION TO EXAMINATION:** Notice to appear for the examination will be conditional, as review of applications for minimum requirements may not be made until after the written test. Call the Chautauqua County Human Resources Office if you have not received your notice 3 days before the date of the examination. You may not be admitted to the examination room without official notice.

**RELIGIOUS ACCOMMODATIONS AND OTHER SPECIAL ARRANGEMENTS:** Most written tests are held on Saturdays. If you cannot take the test on the announced test date due to a conflict with a religious observance or practice, please contact our office so that we can make arrangements for you to take the test on a different date. Applicants with disabilities who require special arrangements should contact our office by the close of the filing period for the examination.

**RATINGS REQUIRED:** Tests are rated on a scale of 100 with the passing mark at 70. Unless the announcement states otherwise you must pass the written test and the oral test, if any. Test instructions may further divide the tests into parts and set minimum standards for each part.

**VERIFICATION OF QUALIFICATIONS:** Candidates may be investigated or called for an interview to determine whether they are qualified for appointment. In addition to meeting specific requirements, candidates must be of good moral character and habits.

**MEDICAL EXAMINATION/BACKGROUND INVESTIGATION:** Applicants may be required to take a medical examination to determine if you are medically and physically capable of performing the duties of the position. You may also be required to undergo a State and national criminal history background investigation, which will include a fingerprint check, to determine suitability for appointment. Failure to meet the standards for the background investigation may result in disqualification.