

Class Concept

Positions in this class are responsible for appraising real property in the acquisition of highway right of way, establishing just compensation for the acquisition of real estate under eminent domain law for public right of ways. This classification involves appraising property to be acquired, valuing easements, and determining damages or benefits to establish just compensation.

Positions conduct appraisals of real property before and after acquisition, including detailed analysis of all property aspects to determine just compensation and assess any damage or benefits. Positions develop comprehensive narrative reports that present credible opinions of market value, supported by descriptions, sketches, photos, and verified data. Positions also communicate with landowners, real estate professionals, and government officials to explain appraisal processes and resolve related inquiries and investigate court records and interview relevant parties to gather legal descriptions and comparable sales data influencing property value. Positions perform duties under the direction of a Real Estate Appraiser II, who reviews work for accuracy and adherence to standards.

Recruitment Standard

Knowledge, Skills, and Abilities

- General knowledge of the various methods of real estate appraisals, departmental policies, procedures, and ROW Manual
- General knowledge of CADD techniques, public land record systems, and GIS systems
- Ability to read and understand deeds, instruments of real estate conveyance and highway and utility plans, and cross-sections
- Ability to make accurate estimates of project costs

Minimum Education and Experience

Possess a valid Certified General Real Estate Appraiser License; or be a Certified General Appraiser licensed in a state recognized by the NC Appraisal Board offering license reciprocity. If licensed in another state, the NC license must be instated before a job hire can be finalized. Be eligible to operate a state-issued vehicle. Be actively enrolled in the National Registry. Current USPAP certification.