

# **TOMPKINS COUNTY CIVIL SERVICE VACANCY**

## **Inclusion Through Diversity**

### **OPEN TO THE PUBLIC**

**Tompkins County Department of Human Resources Office  
125 E. Court Street  
Ithaca, NY 14850  
(607) 274-5526**

**Tompkins County is an Equal Opportunity/Affirmative Action employer. Minorities and women are encouraged to apply**

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**TITLE:** Commercial Valuation Specialist

**SALARY:** \$70,158.40 hire rate or \$76,190.40 working rate

**TYPE OF EMPLOYMENT:** Full Time

**ISSUE DATE:** 06/28/21

**THE FINAL DATE TO FILE APPLICATIONS:** 08/13/21

**DATE THAT THIS ANNOUNCEMENT SHOULD BE REMOVED FROM POSTING:** 08/14/21

**RESIDENCY:** Candidates must have been legal residents of Tompkins County or one of the six adjoining counties (Cayuga, Chemung, Cortland, Schuyler, Seneca, Tioga) for at least one month immediately preceding the date of application and maintain residency. For Examinations: The eligible list resulting from the examination will be established in accordance with the final earned numerical ratings of passing candidates regardless of residence. A municipality or district may exercise its right under section 23-4-a. of Civil Service Law to request a certification of eligible candidates who have been residents of that municipality or district for at least one month prior to appointment. After the names of residents have been exhausted, Tompkins County must then certify the names of non-residents on the list.

**MINIMUM QUALIFICATIONS: EITHER:**

(a) Graduation from a regionally accredited or New York State registered college or university with a Master's degree in statistics, economics, math, computer science, or related field **AND** one (1) year of full-time paid experience involving statistical analysis, real property appraisal and/or computer assisted valuation of real property, one (1) year of which must have been in a supervisory capacity; **OR**

(b) Graduation from a regionally accredited or New York State registered college or university with a Bachelor's degree in statistics, economics, math, computer science, or related field **AND** three (3) years of full-time paid experience involving statistical analysis, real property appraisal and/or computer assisted valuation of real property, one (1) year of which must have been in a supervisory capacity; **OR**

(c) Possession of a NYS Certified Residential Real Estate Appraiser License **AND** six (6) years of full-time paid experience of real property appraisal and/or computer assisted valuation of real property; one (1) year of which must have been in a supervisory capacity.

(d) Any equivalent combination of training and experience equal to, or higher than that described in (a), (b), and (c) above.

**SPECIAL REQUIREMENTS**

The incumbent will be required to satisfy all of the requirements set forth in the Rules and Regulations of the State of New York, Department of State, Division of Licensing Services for a Certified Real Estate Appraiser within four (4) years of appointment.

The incumbent must possess a valid New York State driver's license throughout the life of employment OR otherwise demonstrates the ability to meet the transportation requirements of the job.

**Tompkins County is committed to Equity and Inclusion. We encourage others with similar values to apply.**

#### **DISTINGUISHING FEATURES OF THE CLASS:**

This is technical and supervisory work involving responsibility for assisting in the administration of all activities of the Department of Assessment, with specific responsibility for supervising the examination of the assessed valuation of commercial real property for the purpose of establishing equalized property valuation within the county. Work is performed under the general direction of the Director of Assessment with a high degree of autonomy given for planning work methods and procedures with commensurate responsibility for technical results. Supervision is exercised over the work of field personnel as needed. Does related work as required.

#### **TYPICAL WORK ACTIVITIES:**

- Analyzes income and expense statements and applied capitalization techniques;
- Reviews and analyzes reports of assessed valuations;
- Plans, assigns, directs and reviews work of subordinates engaged in valuing industrial, commercial, utility, farm and residential structures, and land for assessment purposes;
- Develops, monitors and conducts training programs for instructing subordinates in the proper work methods and practices of assessing;
- Develops and implements new policies and procedures for field operations;
- Responsible for determining assessments within designated jurisdiction;
- Assists Real Property Appraisers with physical inspections and valuation of the more complex structures and on complaint cases;
- Interfaces with the office staff to facilitate the preparation of tax maps as well as assessment and tax rolls;
- Fields and resolves taxpayer complaints concerning field operations and grievances;
- Provides technical support for Small Claims Assessment Review Hearings and Certiorari Proceedings;
- Attends appeal hearings held by the Board of Assessment Review and testifies regarding the basis and factors involved in determining the amount of assessment;
- Responds to requests and queries from governmental agencies and other external customers;
- Assists in designing and preparing necessary documents for field assignments to subordinates.

#### **FULL PERFORMANCE KNOWLEDGE, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:**

- Thorough knowledge of modern methods, principles and practices in real property assessment;
- Thorough knowledge of the principles of formulating real property valuation standards;
- Thorough knowledge of applicable laws, rules and regulations governing real property for tax assessment as well as the judicial and administrative interpretation related to these;
- Good knowledge of deeds and related property records and their relation to the valuation process;
- Good knowledge of building construction methods and material costs for a wide variety of commercial, industrial and private buildings;
- Ability to conduct independent economic valuation analysis and research;
- Ability to independently review and interpret legal opinions as well as rules and regulations;
- Ability to establish and maintain effective working relations with the public, elected officials, and appointed Boards;
- Ability to effectively plan and supervise the work of subordinates;
- Ability to prepare oral and written reports;
- Good judgement; integrity and tact;
- Physical condition commensurate with the demands of the position.

Created: 4/2021

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## FURTHER INFORMATION AND INSTRUCTIONS

Falsification of any part of the "Application for Employment" will result in disqualification.

Accepted candidates will be notified when and where to appear for the examination. If you do not receive your notice to appear at least three days before the date of the written examination, call Tompkins County Department of Human Resources at 274-5526. If an application is disapproved, due notice will be sent. This department does not make formal acknowledgment of the receipt of an application or take responsibility for non-delivery or postal delay.

Applicants must answer every question on the application form and make sure that the application is complete in all respects. Incomplete applications will be disapproved.

**ACTIVE MILITARY PERSONNEL, VETERANS OR DISABLED VETERANS** desiring to claim additional credit will request the Veterans Credits application form, at any time between the date of application for examination(s) and the date of the establishment of the resulting eligible list. You must meet the requirements set by NYS for these credits and they may be used only once. **YOU MAY NOT CLAIM ADDITIONAL CREDITS AFTER THE ELIGIBLE LIST HAS BEEN ESTABLISHED. IT IS THE CANDIDATE'S RESPONSIBILITY TO REQUEST THE VETERANS CREDIT APPLICATION FORMS AND TO SUBMIT THESE FORMS AND ANY SUPPORTING PAPERWORK BEFORE THE ELIGIBLE LIST IS ESTABLISHED.**

Tompkins County's written examinations are prepared and rated by the New York State Department of Civil Service in accordance with Section 23-2 of Civil Service Law. The provisions of the New York State Civil Service Rules and Regulations, which deal with the rating and review of the examinations apply.

The duration of the eligible lists may be fixed for a minimum of one and a maximum of four years and may be extended beyond four years if there has been a restriction against the filling of vacancies in that title.

The candidates must complete a separate "Application for Employment" for each open-competitive and/or promotional examination that the candidate is eligible to take.

All experience required meeting the acceptable training and experience is full-time experience. (Part-time experience will be credited on a prorated basis).

Appointment from an eligible list must be made from the top three candidates willing to accept the appointment.

Tompkins County is an Equal Opportunity Employer. As part of its efforts to provide employment opportunities to the physically handicapped, Tompkins County Civil Service has adopted a rule permitting the employment of qualified physically handicapped persons without competitive examination (pursuant to Section 55 of Civil Service Law). If you meet the minimum qualifications for this position and wish to know more about this rule, please contact the Tompkins County Department of Human Resources Office.

Unless otherwise notified, candidates are permitted to use quiet, hand-held, and solar or battery powered calculators. Devices with Typewriter Keyboards, Spell Checkers, Personal Digital Assistants, Address Books, Language Translators, Dictionaries or any similar devices are prohibited. You may not bring books or other reference materials.

**CROSS-FILING - APPLYING FOR CIVIL SERVICE EXAMINATIONS IN MULTIPLE JURISDICTIONS WHEN EXAMINATIONS ARE SCHEDULED ON THE SAME DATE:** When applying for examinations across multiple jurisdictions - all of which are scheduled on the same day - you must submit a Tompkins County Cross-Filing Form. This form must be submitted no later than 4:30 PM on the final filing date of the examination. On this form, list each examination that you are taking and then tell us where you would like to sit. The purpose is to ensure that all of the test materials for the various examinations that you are taking will be available in one location. If you do not provide the cross-filing form to us by the final filing date, we cannot ensure that we can accommodate your desire to cross-file. If any of the examinations are State level examinations, you must sit at the State test center. You will still need to complete the Tompkins County cross-filing form. If sitting at the State site, the State will notify you of when and where to report for your examination(s) and you should bring all admittance letters to the State site. If you are not taking a State examination, bring all admittance letters to your chosen testing site. If you have any question please call Tompkins County Department of Human Resources Department (607) 274-5526. The Cross File form is located at <http://www.tompkins-co.org/personnel/CivilSrvForms/index.html>

**FOR RELIGIOUS ACCOMMODATION AND HANDICAPPED PERSONS:** If special arrangements for testing are required, please indicate this on your application.

**ALL CANDIDATES FOR EMPLOYMENT FOR POSITIONS IN SCHOOL DISTRICTS AND BOCES GOVERNED BY TOMPKINS COUNTY CIVIL SERVICE MAY HAVE THE FOLLOWING SPECIAL REQUIREMENT. PER CHAPTER 180 OF THE LAWS OF 2000, AND BY REGULATIONS OF THE COMMISSIONER OF EDUCATION, TO BE EMPLOYED IN A POSITION DESIGNATED BY A SCHOOL DISTRICT OR BOCES AS INVOLVING DIRECT CONTACT WITH STUDENTS, A CLEARANCE FOR EMPLOYMENT FROM THE STATE EDUCATION DEPARTMENT IS REQUIRED.**

In conformance with Section 85-a of the Civil Service Law, children of firefighters and police officers killed in the line of duties 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 firefighter or police officer killed in the line of duties 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.

**BACKGROUND INVESTIGATION:** Applicants may 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.

TOMPKINS COUNTY PERSONNEL DEPARTMENT, 125 EAST COURT STREET, ITHACA, NY 14850