

Georgia Certification Program

County Staff Appraisers

The requirements cited in this section are a combination of Georgia Code Section 48-5-260 and Department of Revenue Substantive Regulation 560-11-2-.23 through 560-11-2-.30. Minimum Job Requirements Established by Georgia Law:

Appraiser I:

Under supervision and direction as an appraiser trainee, is expected to learn and do the more routine technical work in the appraisal of real and/or personal property for assessment purposes. The Appraiser I must:

Be 21 years of age or older

Hold a high school diploma or its equivalent

Be in good physical and mental health

Have the aptitude to learn to perform assigned tasks, including reviewing maps and photography; locating property and gathering all information necessary to determine value; performing basic research on building costs and sales data; computing appraisal values for real and/or personal property

Successfully complete the appraiser exam established for this level

Appraiser II:

Under supervision and direction, makes appraisals of real and/or personal property of the more common types and assists superiors in the supervision and direction of Appraiser I personnel. The Appraiser II must:

Be 21 years of age or older

Hold a high school diploma or its equivalent

Be in good physical and mental health and have the ability to interact well with the general public

Be able to make field appraisals of the typical types of real and/or personal property. Must be able to research, analyze, and inspect property and gather all information necessary for appraisals such as size, zoning, use, location, construction quality, depreciation, and market data

Have the ability to learn, under supervision, the methods and techniques involved in the appraisal of the more complex types of property

Successfully complete the appraiser exam established for this level

Appraiser III:

Must have the ability to make accurate appraisals of all types and classes of real and/or personal property within the jurisdiction. Must be able to supervise and direct the activities of subordinate personnel effectively. The Appraiser III must:

Be 21 years of age or older; hold a high school diploma or its equivalent

Have the ability to apply correctly the three approaches to value in appraising properties within his/her jurisdiction

Have the ability to organize and direct the activities of subordinate personnel

Have the ability to perform all phases of mass appraisal and revaluation work within his/her jurisdiction, including the ability to develop pricing and valuation schedules for the valuation of all land, improvements, and personal property

Successfully complete the appraiser exam established for this level

Must have four years Appraisal experience

Appraiser IV:

Supervises the work of subordinate appraisers in the appraisal of rural, residential, commercial, and industrial properties for ad valorem purposes. The Appraiser IV must:

Be 21 years of age or older

Be a graduate of an accredited college or university with a four-year degree and have at least five years of increasing responsible experience in the appraisal field (if not a college graduate, eight years of increasing responsible experience in the appraisal field may be substituted for the college degree);

Have a complete knowledge of mass appraisal techniques.

Have the ability to plan and conduct necessary training programs for subordinate appraisal personnel.

Have the ability to direct office procedures and techniques related to the appraisal/assessment process.

Have the ability to deal effectively with the general public and with other governmental agencies.

Successfully complete the appraiser exam established for this level.