

Minimum Qualification Specifications
for the Class:

REAL PROPERTY APPRAISER V

Basic Education/Experience Requirements

Graduation from an accredited four (4) year college or university with a bachelor's degree.

Excess work experience as described under the Specialized Experience below or any other progressively responsible administrative, professional or other analytical work experience that provided knowledge, skills and abilities comparable to those acquired in four (4) years of successful study while completing a college or university curriculum leading to a baccalaureate degree may be substituted on a year-for-year basis. To be acceptable, the experience must also have been of such scope, level and quality as to assure the possession of comparable knowledge, skills and abilities.

The education or experience background must also demonstrate the ability to write clear and comprehensive reports and other documents; read and interpret complex written material; and solve complex problems logically and systematically.

Experience Requirements

Specialized Experience: Applicants must possess three and one-half (3-1/2) years of progressively responsible experience in the appraisal of real property. Such experience must have provided a knowledge of and application of the principles, theories, methods and techniques of real property appraising and must also have demonstrated ability to deal satisfactorily with associates and the public.

The required knowledge and abilities may have been acquired through such experience as:

1. Appraisal of real property, including the estimation of property values based on consideration of all factors that influence or affect the value of property, such as location and environment of the property, the analysis of the highest and best uses for which the property is suitable or capable of being adapted, age, physical or functional condition of improvements, potential for future development, availability of adequate utilities, probability of community growth or decline, and resultant value increase or decreases because of changing economic trends and conditions.
2. Appraisal of residential or business real property and preparation of construction cost estimates for the purpose of mortgage lending, liquidation, acquisition, disposal, loans, or as a basis for settlement, etc.

3. Appraisal of unimproved suburban land. Farm properties, grazing or timber lands, mineral lands, mining claims, etc.
4. Appraisal of commercial or industrial properties and multiple residential, hotel, or office buildings.
5. Appraisal of the value of flood rights, clearance easements for passage of aircraft, transportation and other rights-of-way, leaseholds and other special rights.
6. Appraisal of real property for tax purposes.
7. Research in valuation analysis involving the development of classification and valuation standards and procedures for the appraisal of real property.
8. Teaching appraisal practices on a collegiate or university level. For levels III and above at least one year of experience must have been experience comparable to that of the next lower level.

Supervisory Aptitude: Applicants must possess supervisory aptitude. Supervisory aptitude is the demonstration of aptitude or potential for the performance of supervisory duties through successful completion of regular or special assignments which involve some supervisory responsibilities or aspects of supervision, e.g., by serving as a group or team leader; or in similar work in which opportunities for demonstrating supervisory capabilities exist; or by the completion of training courses in supervision accompanied by application of supervisory skills in work assignments; and/or by favorable appraisals by a supervisor indicating the possession of supervisory potential

Substitutions Allowed

A master's degree in the field of real property appraising, agricultural or land economics, real estate, or a related field may be substituted for one (1) year of real property appraisal experience.

Quality of Experience

Possession of the required number of years of experience will not in itself be accepted as proof of qualification for a position. The applicant's overall experience must have been of such scope and level of responsibility as to conclusively demonstrate that they have the ability to perform the duties of the position for which they are being considered.

License Required

Applicants must possess a valid State of Hawaii certification as a Certified General Appraiser (CGA).

Selective Certification

Specialized knowledge, skills and abilities may be required to perform the duties of some positions. For such positions, Selective Certification Requirements may be established and certification may be restricted to eligibles who possess the pertinent experience and/or training required to perform the duties of the position.

Agencies requesting selective certification must show the connection between the specific training and/or experience on which they wish to base selective certification and the duties of the position to be filled.

Tests

Applicants may be required to qualify on an appropriate examination.

Physical and Medical Requirements

Applicants must be able to perform the essential functions of the position effectively and safely, with or without reasonable accommodation.

This is to reinstate and amend the minimum qualification specifications for the class REAL PROPERTY APPRAISER V which were last approved on June 17, 1970.

DATE APPROVED: July 14, 2025

Raynell Yee

for BRENNNA H. HASHIMOTO, Director
Department of Human Resources Development