



## OFFICE OF THE CHIEF FINANCIAL OFFICER (OCFO)

### Position Vacancy Announcement

SERVICING PERSONNEL OFFICE/UNIT: **Office of Management and Administration (OMA), Human Resources Division**

ANNOUNCEMENT NO: <b>13-MGMT-OTR-0004</b>	POSITION: <b>Chief Appraiser</b>
POSITION SERIES: <b>DS – 1171</b>	POSITION GRADE: <b>DS – 15/1 - 15/10</b>
OPENING DATE: <b>October 25, 2012</b>	CLOSING DATE: <b>Open Until Filled</b>
IF "OPEN UNTIL FILLED," FIRST SCREENING DATE: <b>November 8, 2012</b>	SALARY RANGE: <b>\$103,937 - \$133,855</b>
	TOUR OF DUTY:
WORKSITE LOCATION: <b>1101 4<sup>th</sup> Street SW</b>	AREA OF CONSIDERATION: <b>Unlimited</b>
PROMOTION POTENTIAL: <b>None</b>	NO. OF VACANCIES: <b>One (1)</b>
AGENCY: <b>Office of Tax and Revenue (OTR), Real Property Tax Administration (RPA)</b>	DURATION OF APPOINTMENT: <b>Permanent</b>

This position is **NOT** in a collective bargaining unit.

**BRIEF DESCRIPTION OF DUTIES:** This position is located in the Office of the Chief Financial Officer (OCFO), Office of Tax and Revenue (OTR), Real Property Tax Administration (RPTA). The incumbent directs the quality control and establishment of uniform standards, procedures and techniques applicable to the real property assessment program. Assists in the planning and development of projects and goals and oversees the acquisition, classification and analysis of data to ensure accurate, efficient assessments. Establishes land valuation standards and procedures to adjust these values, utilizing professionally accepted methods that reflect factors influencing value. Develops tables and tools from these factors to be used in determining the content of land value maps for the city. Develops standards, procedures and practices for gathering and analyzing data for the income capitalization approach. Establishes guidelines for the assembly and treatment of income data, such as gross income, vacancy, allowances for operating, expenses, etc. Derives methods and techniques based on these standards and guidelines to value income producing property for assessment purposes on a mass basis, including gross income multipliers, overall capitalization rates, rates of return and related indicators and rates in order to achieve uniformity and equalization for this type property. Develops systematic procedures and methods to gather and analyze sales of property and establishes uniform guides for adjustments of factor affecting value which are used in the determination of the ratio of assessed value to market. Establishes methods and procedures for the assessment/sales ratio studies by which factors are to be used in determining the need to review various neighborhoods, such as median ratios, coefficients of dispersion and other statistical measures which are necessary to obtain a uniform and equitable assessment review program throughout the District of Columbia. Keeps abreast of business trends, developments in automated assessment techniques, court decisions, legal opinions, tax laws and practices, pending legislation, and other information which impact assessment programs. Participates in the drafting of legislation. Prepares supportive background material to assist the Deputy Chief Financial Officer in his/her appearance before the City Council to justify internal budget requests; propose, explain and justify property tax/fiscal legislation and presents/explains revenue programs. Performs other related duties as assigned.

**MINIMUM QUALIFICATIONS:** One (1) year of specialized experience managing the assessment, appeal and exemption functions with at least one (1) year working at the management level is required. **In addition** – Successful completion of International Association of Assessing Officers (IAAO) courses 101, 102, 112 and 300 or equivalent is required. A certificate must be submitted in order to be considered for the position. Applicants who possess a bachelor's degree and IAAO courses 311/312, 400, and the 15-hour Uniformed Standards of Professional Appraisal Practice (USPAP) course are desired.

**SPECIALIZED EXPERIENCE:** Experience that provides the applicant with the particular knowledge, skills, and abilities to perform successfully the duties of the position, and that is typically in or related to the work of the position to be filled. To be creditable, district government employees' specialized experience must have been equivalent to at least the next lower grade level in the normal line of progression for the occupation in the organization.

**SUBMISSION OF RANKING FACTORS:** The following ranking factors will be used in the evaluation process. All applicants **MUST** respond to the ranking factors **ON A SEPARATE SHEET OF PAPER. PLEASE SEND AS AN ATTACHMENT TO YOUR RESUME.** Please describe specific incidents of sustained achievements from your experience that show evidence of the level at which you meet the ranking factors that have been determined to be of importance for the position for which you are applying. You may refer to any experience, education, training, awards, outside activities, etc. that includes the degree to which you possess the job related knowledge, skills, and abilities described in the ranking factors. The information given in response to the ranking factors should be complete and accurate to the best of your knowledge. **FAILURE TO RESPOND TO ALL RANKING FACTORS WILL ELIMINATE YOU FROM CONSIDERATION.**

1. Describe your specific training and significant experience in the disciplines of real property assessment concepts, principles, practices, and tax laws, including property validation and classification.
2. Describe your ability to use sound judgment and ingenuity interpreting information, including the ability to apply information to unique and highly complex properties, in addition to the development of standardized appraisal/assessment procedures and practices.
3. Describe your knowledge of computer operation involving assessment functions and the ability to effectively utilize a computer assisted mass appraisal (CAMA) system and the ability to utilize other various software applications.

---

SUBSTITUTION OF EDUCATION FOR EXPERIENCE WILL BE ALLOWED AS DEFINED BY OPM'S QUALIFICATIONS STANDARDS. HOWEVER, IN ORDER TO RECEIVE CREDIT, YOU MUST SUBMIT OFFICIAL PROOF OF EDUCATIONAL ATTAINMENT WITH YOUR APPLICATION. TIME-IN-GRADE REQUIREMENTS ARE APPLICABLE. APPLICANTS CLAIMING VETERAN'S PREFERENCE MUST SUBMIT OFFICIAL PROOF WITH THE APPLICATION.

DRUG-FREE WORKPLACE ACT OF 1988: "PURSUANT TO THE REQUIREMENTS OF THE DRUG-FREE WORKPLACE ACT OF 1988, THE INDIVIDUAL SELECTED TO FILL THIS POSITION WILL, AS A CONDITION OF EMPLOYMENT, BE REQUIRED TO NOTIFY HIS OR HER IMMEDIATE SUPERVISOR, IN WRITING, NOT LATER THAN FIVE (5) DAYS AFTER CONVICTION OF OR A PLEA OF GUILTY TO A VIOLATION OF ANY CRIMINAL DRUG STATUTE OCCURRING IN THE WORKPLACE."

APPLICATIONS SUBMITTED FOR CONSIDERATION WILL NOT BE RETURNED TO THE APPLICANT, EXCEPT THAT APPLICATIONS RECEIVED OUTSIDE THE AREA OF CONSIDERATION OR AFTER THE CLOSING DATE WILL BE RETURNED WITHOUT ACTION.

**WORKING CONDITIONS:** Office Environment

**PHYSICAL EFFORT:** Sedentary

ALL POSITIONS NOT IN THE COLLECTIVE BARGAINING UNIT SERVE AT THE PLEASURE OF THE CFO AND MAY BE TERMINATED AT WILL.

**IMPORTANT NOTICE TO ALL APPLICANTS:** Unless otherwise indicated, regular attendance is an essential job requirement of all positions in the OCFO. If you are scheduled for an interview and require any reasonable accommodation in our interview process, please inform the hiring representative who contact you to schedule your interview. Whenever possible, please give the hiring representative sufficient time to consider and respond to your request. **Thank you for considering employment at the OCFO!**

---

**HOW TO APPLY:** ALL APPLICANTS, INCLUDING DEPARTMENTAL EMPLOYEES AND OTHER DC GOVERNMENT EMPLOYEES, MUST SUBMIT THE DISTRICT OF COLUMBIA APPLICATION, [DC 2000](#). (RESUME MAY BE ATTACHED.) **INCOMPLETE APPLICATIONS (DC2000'S) WILL NOT BE CONSIDERED.** EMPLOYEES AFFECTED BY RESTRUCTURING MUST SUBMIT THEIR APPLICATION WITH THE APPLICATION TRANSMITTAL FORM. **ALL APPLICATIONS, TRANSCRIPTS, AND SUPPORTING DOCUMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS (5:00PM) ON THE FIRST SCREENING DATE OR CLOSING DATE OF THIS ANNOUNCEMENT OR THEY WILL NOT BE CONSIDERED.**

"A NON-COMPETITIVE SELECTION OF A CANDIDATE ON THE AGENCY'S REEMPLOYMENT PRIORITY LIST OR THE DISPLACED EMPLOYEE'S PRIORITY LIST WILL RESULT IN CANCELLATION OF THIS ANNOUNCEMENT."

**NOTE: It is imperative that all information on the DC 2000, resume and supporting documents be both accurate and truthful and is subject to verification. Misrepresentations of any kind may be grounds for disqualification for this position or termination.**

**WHERE TO APPLY:**

Michael Hodge  
OCFO – OMA – Human Resources  
1101 4<sup>th</sup> Street SW, Suite W220  
Washington, DC 20024  
(202) 442-6523

---

**RESIDENCY PREFERENCE AMENDMENT ACT OF 1998:** An external applicant for a position in the OCFO who is a bona fide resident of the District of Columbia AT THE TIME OF APPLICATION, may claim a hiring preference over a non-resident applicant by completing the 'Residency Preference for Employment' form, [DC 2000RP](#), and submitting it with the employment application, [DC 2000](#). To be granted preference, an applicant must: (1) be qualified for the position; and (2) submit a claim form at the time of application. Except for employees entitled by law to preference, preference will not be granted unless the claim is made at the time of application. This preference is only granted upon initial appointment.

---

**NOTICE OF NON-DISCRIMINATION:** In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code section 2-1401.01 *et seq.*, (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above, protected categories is prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

---

**NOTICE OF BACKGROUND INVESTIGATION AND PENALTIES FOR FALSE STATEMENTS:** Employment with the OCFO is subject to the completion and satisfactory result of a background investigation conducted by the OCFO. For most positions, the investigation is conducted after commencement of duty, at which time you will be provided background and release of information forms to complete. For more information, see the Employment Opportunities section at the OCFO website ([www.cfo.dc.gov](http://www.cfo.dc.gov)). Certain highly sensitive positions however warrant completion of the OCFO background investigation prior to commencement of duty. You will be informed if this is required.

Applicant understands that a false statement on any part of your application, including materials submitted with the application, may be grounds for not hiring you, or for firing you after you begin work (D.C. Official Code, section 1-616.51 *et seq.*) (2001). Applicant understands that the making of a false statement on the

application or on materials submitted with the application is punishable by criminal penalties pursuant to D.C. Official Code, section 22-2405 *et seq.* (2001).

---

**SALARY REDUCTION OF REEMPLOYED ANNUITANTS:** An individual selected for employment in the District Government on or after January 1, 1980, who is receiving an annuity under any District government civilian retirement system, shall have his or her pay reduced by the amount of annuity allocable to the period of employment as a reemployed annuitant.

---

**OFFICIAL JOB OFFERS ARE MADE ONLY BY THE OMA HUMAN RESOURCES**

OFFICE OF THE CHIEF FINANCIAL OFFICER

AN EQUAL OPPORTUNITY EMPLOYER