

## Qualifications

MUST have a Bachelor's degree.

MUST have a Nebraska appraiser license or mass appraisal equivalent; prefer Nebraska Certified General Appraiser license (CGA) or Assessor Certification.

MUST have a valid Nebraska driver's license.

MUST be able to read, understand and explain a Legal Description.

MUST have an understanding of general statistics; specifically, MEDIAN, MEAN, WEIGHTED MEAN, PRD, ABSOLUTE DEVIATION, AAD AND COD.

MUST know how to perform the three methods to valuation (i.e., Cost Approach, Sales Comparison Approach and Income Approach) and how to reconcile their differences and to determine a fair and equitable value.

MUST know how to determine a market driven cap rate.

MUST know how to perform a Discounted Cash Flow.

MUST know how to perform an Income Approach to valuation.

MUST be able to handle sensitive, private or personal, and identity information in a CONFIDENTIAL manner (as if Top Secret).

MUST be physically capable of performing the job; e.g., climbing stairs, doing Walk-arounds on uneven ground, walking for extended periods of time, changing a flat tire, filling a car with gas and/or oil

MUST have an understanding of:

(1) Microsoft Word or Word Perfect, (2) Excel Spreadsheets and (3) be computer literate (capable of learning new operating systems and searching the WEB (the internet)).

MUST possess good relational and communication skills.

Prefer knowledge of basic construction techniques and costs; and Marshall & Swift Cost Tables; Measuring with a wheel and with a tape; .Drawing physical dimensions of a building to scale.