



**2300 Contra Costa Blvd., Suite 525
Pleasant Hill, CA 94523
925.691.8500**

Employment Opportunity Available

Right of Way / Real Estate Appraiser

We are a full service right of way consulting firm, specializing in public projects for transportation, utilities, high speed rail, flood control and pipelines. Our clients include federal, utility, state, and local entities as well as engineering firms. We seek to fill a full-time employee position.

Right of Way Appraiser – Summary/Objective

The Right of Way / Real Estate Appraiser position performs appraisal work for public agency property acquisition programs for public improvement projects. Prepare narrative appraisal reports for property disposition, funding requirements, full acquisitions and partial acquisitions and other valuation purposes at the request of ARWS clients. This work is a central component of a client's property acquisition process, which must provide for the fair, uniform, and transparent treatment of displaced persons. Work requires contact with the public and with governmental agencies. As the individual responsible for overseeing and executing ARWS clients' Right of Way / Real Estate Appraisal needs, the Appraiser must regularly and effectively exercise discretion and independent judgment on matters of significance to ARWS and ARWS's client's property acquisition operations.

Right of Way Appraiser Job Responsibilities

1. Inspects real estate and records characteristics such as type of property, physical condition, structural components, land and building size, nature and type of improvements and other relevant characteristics for use in appraising and classifying property.
2. Evaluate costs of building components and estimated depreciation to determine cost value and by evaluating recent sales of comparable property to determine market value and for just use in public entities just compensation determinations.
3. Draft, review, and complete narrative appraisal reports over several weeks/months, generally exceed fifty pages in length, to be used in property acquisition negotiation process and other proceedings. Appraisals process is a necessary business operation of ARWS clients, needed to be completed prior to the initiation of acquisition negotiations, which public entities are charged with doing in order to avoid litigation, relieve congestion in the courts, ensure consistent treatment of owners, and promote public confidence in the public land acquisition process.
4. Draft, review, and complete written statements to be provided to owners of real property subject to acquisition that summarizes the basis for, and the amount established by a public entity as just compensation. The written statement and summary must contain sufficient detail to indicate clearly to the public the basis for the offer, including detailing how appraisers analyzed multiple statutorily required factors for analysis.
5. Attend and present at public meetings on appraisal processes as it impacts and relates to public entity property acquisitions.
6. Coordinate with Project Managers, clients, design engineers, surveyors, title companies, legal counsel, and other team members in providing professional and prompt appraisal and consulting services to clients.
7. Keep current with legislative and regulatory changes in the appraisal industry.
8. Provide expert witness testimony.
9. Provide appraisal review services.
10. Maintain organized and current files and records.

Associated Right of Way Services, Inc.

Right of Way Appraiser Job Posting

11. Experience and knowledge of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) to ensure compliance within appraisal services, analyze data and assemble data in a manner that is clear, concise, and understandable to the user of the appraisal report.
12. Knowledge of real property laws and appraisal theory as it pertains to government related property acquisitions, deed restrictions, easements, and familiarity with reviewing and understanding title reports and legal descriptions.
13. Understanding of eminent domain law and procedures related to preparing appraisal reports to public agency acquisitions.
14. Experience and knowledge of appraisal theory and application of sales comparison, income, and cost approaches to value.

Required Education and Experience

1. College degree from a 4-year college or university, with a degree in business, economics, public administration, liberal arts, or engineering preferred.
2. State certification as State General Real Estate Appraiser
3. Membership in International Right of Way Association
4. Five years of Right of Way Appraisal experience

Additional Eligibility Qualifications

1. Valid driver's license
2. MAI Designation (*not required but preferred*)
3. Real Estate Broker's License (*not required but preferred*)
4. Real Estate Salesperson License (*not required but preferred*)

AR/WS offers a competitive salary schedule and complete benefits program, including 401k and profit sharing; health, dental, and vision insurance; health savings account; flexible spending account; mileage and cell phone reimbursement to name a few.

Please send your resume to Denise Jackson at djackson@arws.com

Applicants and employees will not be discriminated against on the basis of sex, gender (including pregnancy, childbirth, breastfeeding or related medical conditions), race (including traits historically associated with race, including hair texture, braids, locks and twists), color, veteran and military status, religion, creed, national origin or ancestry, physical or mental disability (mental and physical), medical condition (including but not limited to, cancer related or HIV/AIDS related), marital status, age, sexual orientation, gender identity and expression, genetic information, use of family or medical leave, or any other basis protected by federal, state or local law. AR/WS also prohibits discrimination based on the perception that anyone has any of those characteristics or is associated with a person who has or is perceived as having any of those characteristics.