



ALASKA REGION, R-10 USDA FOREST SERVICE OUTREACH



SENIOR REVIEW APPRAISER GS-1171-13

The Alaska Region (Region 10) of the Forest Service is seeking a candidate to fill the full-time permanent position of Senior Review Appraiser. The purpose of this outreach notice is to inform potential applicants about this upcoming opportunity, and to solicit expressions of interest from potential applicants. Please circulate this outreach notice to as many potential candidates as possible, as we are seeking a diverse pool of qualified applicants.

The preferred duty location is at the R-10 Regional Office in Juneau, Alaska. At the discretion of Forest Service management, the duty location may be considered at one of the Forest Service offices in the state of Alaska. Respondents to this outreach may propose an alternate duty location at one of the Forest Service offices in Alaska for consideration, see pages 19-23 using the link below to view possible alternative work sites in Alaska. Due to concerns regarding COVID-19, most employees are temporarily teleworking from their residences at this time, but this position is not a “virtual” position. The applicant will be expected to work at an office duty station, when it becomes safe to do so.

THE POSITION

This position is responsible for providing property valuation and related support within the Alaska Region of the Forest Service. The applicant provides real estate appraisals, appraisal reviews, feasibility reports, valuation of conservation easements, real estate consultations, and appraisal contracting support as assigned by the Regional Appraiser. This work supports land ownership adjustments such as purchases, land exchanges, conveyances, special use permits, and acquisition of easements, as well as State and Private Forestry, Forest Legacy and Community Forests programs. Normal operations include occasional travel requiring overnight accommodations when such activities may be safely conducted.

The applicant must hold a Certified General Appraiser license from any State in compliance with requirements of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The applicant must also hold a professional designation which required classroom training in appraisal practice, experience requirements, a demonstration appraisal report or appraisal review report, and a comprehensive qualifying examination in the attainment of the credential.

The applicant should have both appraisal technical abilities and personal skills to assist in early project development, and to act independently to resolve problems. The applicant may be involved in devising appraisal contract specifications and participating in the selection of fee/contract appraisers. Additional duties may involve serving as a Contracting Officer's Representative (COR) and reviewing and approving appraisals for agency use.

This position requires a very high level of technical skill in appraisal and review. It also requires good judgement in order to effectively and respectfully address potential conflict or politically sensitive issues. The Senior Review Appraiser may be delegated authority by the Regional Appraiser to review and approve appraisals based on individual qualifications, experience and performance. Please see the position description which is also attached to this listing in the outreach database at <https://fsoutreach.gdcii.com/> for further details.

THE REGION

For detailed information about the Alaska Region (R-10) of the USDA Forest Service please access the link below for the New Employee Orientation document:

https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd804900.pdf

HOW TO APPLY: This outreach notice is not a vacancy announcement. The vacancy announcement for this position will be advertised on the USA Jobs website at a future date. To apply for the position, you must apply through www.usajobs.gov when the position is advertised.

PLEASE RESPOND

Please respond to this Outreach so that we may be aware of your interest in this position. Please respond by email to Senior Review Appraiser Bonnie Tanamor at bonnie.tanamor@usda.gov. Please include the following information:

- Name
- Phone number
- Email address
- Are you currently a federal employee, or do you have reinstatement eligibility?
- If so, what is your current or most recent position title, series, and grade?
- Do you have a professional appraisal designation? From which organization?
- Please briefly summarize your appraisal work experience (or you may attach a resume).
- Please add any remarks that you may wish to share.

Please be aware that some additional special authorities may provide eligibility for hiring:

PERSONS WITH DISABILITIES
VETERANS READJUSTMENT
VETERANS WITH 30% COMPENSABLE DISABILITY
VETERANS EMPLOYMENT OPPORTUNITIES ACT OF 1998
FORMER PEACE CORPS VOLUNTEER
PATHWAYS PROGRAM (STUDENT CAREER EXPERIENCE PROGRAM)

If you have questions regarding this position, please contact Senior Review Appraiser Bonnie Tanamor at 971-325-6706 or email bonnie.tanamor@usda.gov. Please email your response **no later than Monday, December 28, 2020**.

POSITION DESCRIPTION

Title/Pay Plan/Series/Grade: Review Appraiser, GS-1171-13

FLSA Code: Exempt

INTRODUCTION

Under the working title of Senior Review Appraiser, the position primarily supports landownership adjustments (purchase, land exchange, and conveyances) as well as special uses, Forest Legacy, and other agency functions. The incumbent is responsible for providing a wide range of valuation services, including contracting for real property appraisals and performing technical appraisal review duties, as assigned by the Regional Appraiser. Additionally, the incumbent provides input to and assists with providing guidance and training, establishing Regional valuation policy, and assuring quality control for valuation activities.

A Certified General Appraiser license in the name of the incumbent from a State in compliance with Title IX of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 is a minimum requirement. The Office of Management and Budget Bulletin No. 92-06, dated March 16, 1992, provides that Federal employees need only be licensed or certified in one State or territory to perform real estate duties as Federal employees in all States or territories. Additionally, a designation or accreditation that requires approved classroom training in appraisal practice, experience requirements, a demonstration appraisal report or appraisal review report, and a comprehensive qualifying examination in the attainment of the credential is a minimum requirement. Delegated authority can be extended to the incumbent to approve appraisals up to and including \$10,000,000.

MAJOR DUTIES

Serves as appraiser or delegated review appraiser as assigned by the Regional Appraiser and provides appraisal and/or review services to National Forests in the Region. Reviews appraisal

reports submitted by either Forest Service staff appraisers or private-sector contract appraisers. Determines whether proper valuation procedures, principles and techniques were employed in the development of appraisals and if appraisal reports conform to Federal laws and regulations. When appropriate, conducts field reviews. Acts independently to resolve problems with an individual appraisal or to resolve value differences between two or more appraisals with authority to take corrective action where necessary. Prepares written technical review reports approving or rejecting individual appraisals within delegated approval authority up to and including \$10,000,000; prepares written reports recommending approval or rejection for appraisals exceeding that authority.

Is frequently faced with the problem of judging the adequacy of appraisals for unusual, very large, and complex properties of high value in situations in which it is challenging to apply conventional appraisal approaches. Must make difficult appraisal decisions in the valuation of minerals, timber, highly developed resort properties, conservation easements, rights-of-way, and/or administrative sites for properties involved in proposed exchange, voluntary acquisition, condemnation, conveyance, lease, or special use authorization cases.

Within area of responsibility and within delegated authority, serves as a specialist and expert on technical phases of valuation relative to purchase, exchange, conveyance, and lease cases and in special use fee determinations. Prepares appraisals and/or appraisal reviews of lands or interests in land for land purchases, partial interests, condemnations, land exchanges, property leases, conveyances, and rate re-determinations for special uses. Appraisals are made, using conventional approaches to value (income, cost and sales comparison), to conclude market value/rent opinions of the land resource or combination of resources as the basis for decisions concerning land-adjustment or land-use activities. A majority of the appraisals made/reviewed are for unusual, very large, and/or complex properties of high value, such as mineral or timber properties, highly developed resort properties, conservation easements, rights-of-way easements, or properties to be acquired by condemnation. Many involve situations in which application of conventional appraisal approaches is challenging because of the lack of pertinent data. The review appraiser must be innovative, relying upon knowledge and experience to recognize and/or recommend appropriate appraisal procedures to obtain defensible opinions of value for the Agency to use in decision making.

As assigned by the Regional Appraiser, coordinates with the appropriate contracting authority in the Regional Office or National Forests for the procurement of real estate appraisal contracts, including preparation of case-specific statements of work (appraiser instructions), analyzing appraisers' qualifications, selecting contract appraisers, conducting pre-work conferences, overseeing contract administration, and conducting appraisal review. Serves as Contracting

Officers' Representative and reviews appraisals for adherence to contract specifications, statements of work, and recognized appraisal standards and practices. Approves or disapproves appraisals for Agency use within delegated authority; recommends approval or disapproval of appraisals exceeding delegated authority.

Instructs contract and staff appraisers with regard to applicable Federal law, Forest Service policy, and the proper appraisal premises and procedures pertinent to valuing unique or complicated properties or those involved in condemnation. Assists the Regional Appraiser in planning and conducting in-house training. Such assistance includes teaching assigned segments.

Within area of responsibility and within delegated authority, develops and recommends policies, plans, standards, and procedures relating to real property and/or real property interests.

Performs as the local expert and coordinator for the implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the Small Tracts Act of 1983, and the Townsite Act of 1958, with regard to valuation issues. Assists the Regional Appraiser with guidelines and procedures adequate to carry out the provisions of the Acts and provides advice and assistance to the Forest staff as needed.

Performs as the local expert in the implementation of the Federal Land Policy and Management Act of 1976, as amended by the Federal Land Exchange Facilitation Act of 1988, with regard to valuation issues. Assists the Regional Appraiser with guidelines and procedures adequate to carry out the provisions of the Act and provides advice and assistance to the Forest staff as needed. As assigned by the Regional Appraiser, provides Forests with valuation consultation for use in feasibility analysis.

Performs as the local expert in the implementation of the Forest Legacy Program with regard to valuation issues. As assigned by the Regional Appraiser, assists States with development and implementation of case-specific instructions that direct proper methodology (e.g. before-and after approach for partial interest/conservation easement acquisitions) and contract appraiser selection.

Performs as the local expert in the implementation of the Forest Service Facilities Realignment and Enhancement Act of 2005 with regard to valuation issues. Assists the Regional Appraiser with guidelines and procedures adequate to carry out the provisions of the Act and provides advice and assistance to the Forest staff as needed. As assigned by the Regional Appraiser, assists Forests with developing a Sale Implementation Strategy, providing reasonably foreseeable use/market studies, and bid evaluations.

Works with the appropriate staff unit in scheduling appraisals necessary for new or renewable administrative site leases. Provides advice and assistance to the Forest staff in obtaining appraisals for administrative site leases. Reviews and furnishes requesting units with an approved appraisal.

Assists Regional Appraiser, Office of General Counsel, and Department of Justice in Federal Court actions involving questions on valuation.

Assists Regional Appraiser with management reviews and service trips to field units to resolve management problems and to provide the Forest Supervisor/Lands Director with an analysis of the field unit's performance.

Develops and maintains liaison with other federal and state appraisers and with professional organizations involved in real estate appraisal and valuation programs.