

The Town of Colonie Personnel Officer Announces  
Open-Competitive Civil Service Examination  
For  
**REAL PROPERTY APPRAISER – Grade 13**



EXAMINATION NO: 85-456

EXAMINATION DATE: June 1, 2024

SALARY: Entry Rate: \$65,413

LAST FILING DATE: April 10, 2024

APPLICATION FEE: A non-refundable processing fee of **\$50.00 (fifty dollars)** is required for this examination. Payment can be **made on-line** or by a **check or money order** only, made out to the *Town of Colonie*, and must accompany each application. As no refund will be made, you are urged to compare your qualifications carefully with the requirements for admission and file only for those examinations for which you are clearly qualified. Note exam number(s) on check or money order

RESIDENCY: Candidates must be, at the time of examination and for at least six months immediately preceding the date of the written test, and continuously until date of certification for appointment, legal residents of the County of Albany.

VACANCIES: The eligible list resulting from this examination may be used to fill vacancies for the position of Real Property Appraiser as they may occur.

DESCRIPTION OF POSITION: Appraises residential real property to obtain basic data for determination of valuation for tax purposes. These duties involve responsibility for obtaining and reporting factual and relevant data supporting real property valuation estimates. Work is performed under the supervision of the Town Assessor or Senior Real Property Appraiser. Supervision may be exercised over the work of technical and clerical staff. The incumbent does related work as required.

MINIMUM QUALIFICATIONS:

(Minimum requirements established by the NYS Office of Real Property Tax Services).

Graduation from high school or possession of a high school equivalency diploma: AND three (3) years of satisfactory experience in an occupation involving the valuation of real property, two (2) years of which shall have been in a full-time paid position requiring the use of independent judgment in the appraisal of real estate including the preparation of original written detailed reports;

NOTE:

In no case shall less than two (2) years of the full-time paid specialized appraisal experience be accepted; two (2) years of college study in a related field may be substituted for one (1) year of the general experience only. Upon appointment, the incumbent Real Property Appraiser must complete a basic certification training program prescribed by the NYS Office of Real Property Tax Services. Possession and maintenance of a valid NYS driver's license and an acceptable driving record.

**See "General Instructions"**

**Scopes / Subjects of examination:** A test designed to evaluate knowledge, skills and /or abilities in the following areas.

**Preparing written material** - These questions test for the ability to present information clearly and accurately, and to organize paragraphs logically and comprehensibly. For some questions, you will be given information in two or three sentences followed by four restatements of the information. You must then choose the best version. For other questions, you will be given paragraphs with their sentences out of order. You must then choose, from four suggestions, the best order for the sentences.

**Understanding and interpreting written material** - These questions test for the ability to understand and interpret written material. You will be presented with brief reading passages and will be asked questions about the passages. You should base your answers to the questions **only** on what is presented in the passages and **not** on what you may happen to know about the topic.

**Data collection** - These questions test for a knowledge of the variables that are collected for residential, commercial, vacant and farm properties.

Hypothetical situations may be used to test for candidate knowledge, skill, and ability in this area.

The majority of these questions are based on the terms, concepts, and principles of data collection that are contained in the Department of Taxation and Finances' data collection manuals which can be found at [www.tax.ny.gov/research/property/assess/manuals/assersmanual.htm](http://www.tax.ny.gov/research/property/assess/manuals/assersmanual.htm)

**Principles and techniques of real property appraisal** - These questions test for a knowledge of principles and practices used in the appraisal of agricultural, commercial, and residential real property including knowledge of the three approaches to value; sales comparison, income, and cost estimation.

**Understanding and interpreting abstracts, deeds, and other documents related to real property** - These questions test for the ability to understand and apply information contained in documents related to real property and include examples, illustrations and applications of laws and procedures in relation to the reading and interpretation of title abstracts, deeds and other related documents.

**Test guide:**

The New York State Department of Civil Service has not prepared a test guide for this examination. However, candidates may find information in the publication 'General Guide to Written Tests' helpful in preparing for this test. This publication is available on line at: <https://www.cs.ny.gov/testing/testguides.cfm>.

**Use of Calculators is Recommended for this Exam**

**TO APPLY:** Applications and additional information may be obtained at the Civil Service Office, Colonie Memorial Town Hall, 534 Loudon Road, Latham, NY 12110 - Telephone 783-2721. Or via the internet at [www.colonie.org](http://www.colonie.org) (Civil Service) where applications can be downloaded and completed from the web site.

**SPECIAL NOTE:** This written examination is being prepared and rated by the New York State Department of Civil Service in accordance with Section 23-2 of the Civil Service Law. The provisions of the New York State Civil Service Rules and Regulations dealing with the rating of examinations will apply to this test.

Victor Oberting III  
Personnel Officer  
Town of Colonie  
March 11, 2024

**AN EQUAL OPPORTUNITY EMPLOYER**

## **GENERAL INSTRUCTIONS**

**Fees:** Refer to the examination announcement for the required application processing fee. The required fee must accompany your application. Fees may be paid on line by credit card or enclose a non-refundable check or money order (no cash) made payable to the "Town of Colonie" and write the examination number(s) on your check or money order. In the event you are disqualified, decide you didn't want to apply for that test, you do not take the test(s), or are not successful on the examination, the fee is non-refundable and therefore will not be returned. YOU ARE URGED TO COMPARE YOUR QUALIFICATIONS CAREFULLY WITH THE REQUIREMENTS FOR ADMISSION AND FILE ONLY FOR THOSE EXAMINATIONS FOR WHICH YOU ARE CLEARLY QUALIFIED.

**APPLICATION FEE WAIVER:** A waiver of application fee will be allowed if you are *unemployed and primarily responsible for the support of a household*. In addition, a waiver of application fee will be allowed if you are determined eligible for *Medicaid*, or receiving *Supplemental Security Income payments*, or *Public Assistance (Temporary Assistance for Needy Families/Family Assistance or Safety Net Assistance)* or are certified *Job Training Partnership Act/Workforce Investment Act eligible* through a State or local social service agency. **All claims for application fee waiver are subject to verification. If you can verify eligibility for application fee waiver, complete a "Request for Application Fee Waiver and Certification form" (in our office or on-line at [www.colonie.org/civilservice](http://www.colonie.org/civilservice)) and submit it with your application by the close of business on the application deadline as listed on the examination announcement.** (Such claims are subject to later verification and if not supported by appropriate documentation, are grounds for barring appointment.)

**PARTIAL FEE WAIVER:** Incumbent permanent Town of Colonie employees with more than one full year, or equivalent part-time service, may request waiver of the fee except for \$5.00 (five dollars). **Provisional employees are required to pay the complete fee.**

- 1) Unless otherwise indicated on this announcement, the candidate will complete one application for employment for each examination he/she wishes to take.
- 2) Applicants must answer every question on the application form relevant to the examination or position. Applications lacking required information will be disapproved. Please follow instructions for applicants.
- 3) Investigation may be made as to character and ability and all statements made by applicants are subject to verification.
- 4) Falsification of any part of the application for employment or examination will result in disqualification and possible legal action.
- 5) Veterans, disabled Veterans, or \*active duty members of the Armed Forces, desiring to claim additional credit must make application for such additional credit in their applications. They will be allowed the option of waiving these credits after the completion of the examination. You must request them in the space provided on the examination application.  
5a) If you are an active member of the Armed Services during the period of time for filing an application for a particular exam, or the date of the examination, you may be eligible for special considerations. Please contact the Town of Colonie Civil Service Department at (518)783-2721.
- 6) Police Officer or Firefighter Survivor Credits: Per Section 85-a of Civil Service Law, children of firefighters and police officers killed in the line of duty shall be entitled to receive an additional ten points in a competitive exam for which they qualify for original appointment in the same municipality in which his/her parent has served. If you qualify, inform this office when you submit your application for exam. A candidate claiming such credit has a minimum of 2 months from the application deadline to provide the necessary documentation to verify additional credit eligibility. No credit may be added after establishment of the eligible list.
- 7) Accepted candidates will be notified when and where to appear for examination. If an application is rejected, due notice will be sent. The department does not make formal acknowledgment of the receipt of an application.
- 8) Call this office if you do not receive a notice within three days of the date of the examination. Notice to appear for the test will be conditional, since final review of applications for all requirements may not be made until after the written test. You may not be admitted to the examination room without official notice. Have your Social Security card (if you have one) and your Driver's License available at the exam center.
- 9) The duration of the eligible lists shall be fixed for not less than one nor more than four years. Note: The duration of eligible lists established as a result of continuous recruitment exams will be one year only.
- 10) Changing conditions may make it advisable to certify for future vacancies at higher or lower salaries than those announced.
- 11) You may be required to take a medical examination to determine if you are medically and physically capable of performing the duties of the position.
- 12) CHANGE OF ADDRESS: Failure to notify the Personnel Officer of a change of address may result in disqualification for examination or certification for appointment following examination. A Change of Address form may be found on-line at [www.colonie.org/civilservice](http://www.colonie.org/civilservice). **Failure to do so may delay correspondence and affect recruitment opportunity.**
- 13) Religious Accommodations – Persons with a Disability – Military Members: If special arrangements for testing are required, indicate this on your application form.
- 14) Applications must be filed in the Civil Service Department no later than 4:30PM on the last filing date as noted above – or post-marked no later than one day prior to last filing date.
- 15) Applicants for examination or employment are solely responsible to provide written notice of changes which may affect application status.

- 16) Under specific circumstances an alternate test date may be arranged. Your request with written documentation must be received in this office no later than the Thursday preceding exam date. Please ask to see our policy.
- 17) If an emergency prevents you from appearing for examination, please notify this office no later than 4:30pm on the Monday following the test date, (Tuesday, if Monday is a holiday) providing verifiable documentation as to the reasons. The "Policy on Alternate Test Dates" will govern.
- 18) Unless specifically prohibited, candidates are permitted to use quiet, hand-held, solar or battery powered calculators. Devices with typewriter keyboards, "Spell-Checkers", "Personal Digital Assistants", "Address Books", "Language Translators", "Dictionaries" and any similar devices are prohibited.
- 19) Applications for examinations in the Town of Colonie are not valid for other Civil Service jurisdictions. If applicants apply to other jurisdictions for examinations scheduled for the same date, it is the responsibility of the applicant to advise the Town of Colonie of their preference to examination location. Attach a "cross-filing" form to your application. Request this form by calling 783-2721 or download at [www.colonie.org/civilservice](http://www.colonie.org/civilservice). You need to call or write to each local Civil Service Agency to make arrangements within two weeks of the examinations. **Important: Candidates taking both State and local examinations scheduled for the same day must take all examinations at a State site. Do NOT call the State. You will be advised by their admission letter when and where to report for your examination/s.**
- 20) Weather Emergency/Exam Cancellation: Listen to your local TV/RADIO stations for information between the hours of 6:00am-8:00am on the test date.

**COPIES OF THIS ANNOUNCEMENT ARE AVAILABLE IN THE CIVIL SERVICE DEPARTMENT**

**10/22**