

FEBRUARY 5 2013

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APPOINTMENT CRITERIA FOR BOARD OF EQUALIZATION & REVIEW & CRAC CANDIDATES

CREDENTIALS

Education:

A minimum of a four year college degree with a major in business, finance, or accounting. At least one seated member of the BER during a hearing must have a MAI or CAE professional designation.

Experience:

A minimum of five years experience as a residential or commercial property broker, preferably an appraiser, with a solid understanding of basic valuation theory & principles. The candidate must show a solid knowledge required to perform a "Broker's Opinion of Value", to be considered to serve.

The candidate must be an active, licensed, professional in good standing and have the educational requirements and credits necessary to practice in their chosen profession within the state.

Candidates should be selected from the following professions with solid real estate backgrounds: Banking/Commercial Lending, Real Estate Brokerage & Property Management, Real Estate Development, Finance, Accounting, Mortgage Lending, and Appraisal.

Temperament:

Must demonstrate through their current work experience the ability to review volumes of factual information and make unbiased decisions based on reasonable preponderance of the facts. The candidate must possess personal characteristics of fairness, professionalism, be open minded, courteous, and overall friendliness to the public.

Leadership Credentials:

All BER candidates should have a working knowledge of the revaluation process and should be able to communicate this process to the public. A BER candidate should be aggressively asking questions in areas he/she does not understand and be willing to defer an appeal if, in his/her judgement, additional information is necessary to render a fair and impartial decision.

Commencing 2015, the BER Chair should have at least one year experience on the Board prior to accepting the position as Chair. The Chair must have a strong valuation skills, while demonstrating a gentle and kind attitude toward the public. Past demonstrations of a candidate's communication skills are critical and resolution conflict skills should be paramount to the process during all hearings.

The success of this portion of the appeals process rests with the strength of the BER Board Chair position. The candidate for this important position must visibly demonstrate an unbiased nature and a willingness to hear the appellant's case in it's entirety. The Chair must also command a control over his fellow BER members and the Assessor's staff's dispositions at all times.

APPOINTMENT CRITERIA FOR THE BOARD OF EQUALIZATION & REVIEW CONTINUED

Candidate's in good standing:

No Candidate should be considered if they are not in good standing within their industry requirements. The loss of a real estate license, lacking educational credits for continued education, disbarred or judgements against the candidate should be grounds for dismissing the Candidate's appointment.

The Candidate must be a Mecklenburg County resident. The Candidate should not have any County or State liens filed against his/her business.

Machinery Act:

All candidate's should have a working knowledge of the Machinery Act. The Chair should be able to demonstrate it's ability to mentor fellow BER members throughout the complex maze of issues and request assistance from County staff when necessary. However, the Chair should also look to the County's attorney's office to assist with explanations when appropriate.

CRAC Committee

The Chair and the members of the CRAC should be held to the same standards listed above.

Respectfully submitted,

Tom Derham
CRAC Chair 2010-2012