

# Vanguard Appraisals, Inc.



1065 Sierra Ct. NE Suite D  
Cedar Rapids, IA 52402  
Phone# 319-365-8625 Fax #319-365-0142  
Toll Free 1-800-736-8625  
www.camavision.com



Excellence achieved through people, products, and service. <sup>TM</sup>

Fall 2016



## ScratchPad in CAMAvision 21

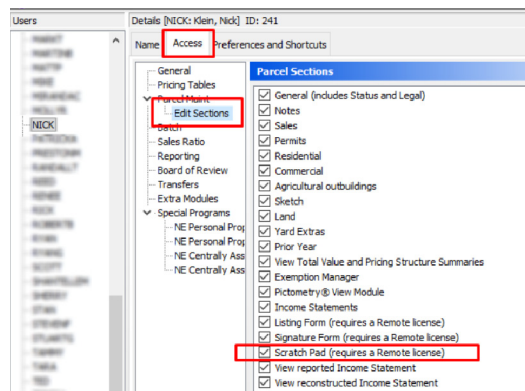
A new feature coming in CAMAvision 21, which many saw at the User Group Meetings, is the new pen-based scratch pad utility appropriately named ScratchPad. This new feature is available to users with a Remote license but can be viewed on either Main or Remote. It has a separate access-right which users may need to have enabled through the User Manager.

### Special points of interest:

- Get Your Radials Right
- Grading Classification of Steel Grain Bins
- Changing Markers back to Objects in Sketch

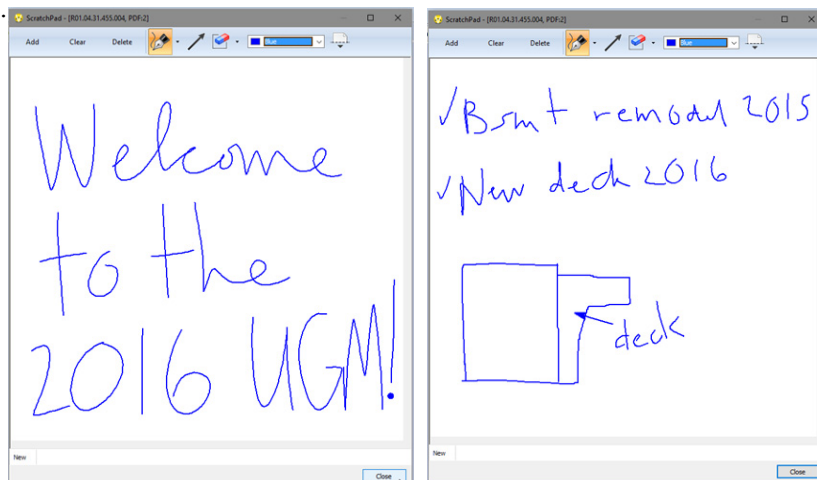
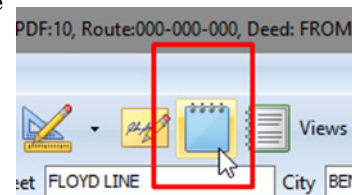
### Inside this issue:

ScratchPad in CAMAvision V21	1
Changing Markers back to Objects in Sketch	2
Grading Classification of Steel Grain Bins	3-5
Newest VCS Field Rep	5
Get Your Radials Right	6-7
New Vanguard Lister	8
Barns: A Historical Review	9-13
Comparable Search Template	13-14
Sketch and Photo Side by Side	15
User Group Photos	16-17
User Group Highlights	18



ScratchPad is ideally suited for tablet devices where use of a keyboard is not possible. It can be thought of as a simple drawing tool to make quick notes or drawings out in the field. Users can access ScratchPad from the new icon that appears within Parcel Maintenance. Users that have DMS can also view ScratchPad image files as they are stored within DMS itself.

The idea behind ScratchPad is to allow users to make quick notes in the field on their tablet and then later transcribe these hand-written notes and drawings into CAMAvision. Users can adjust the pen color and thickness or set these settings in their user profile.

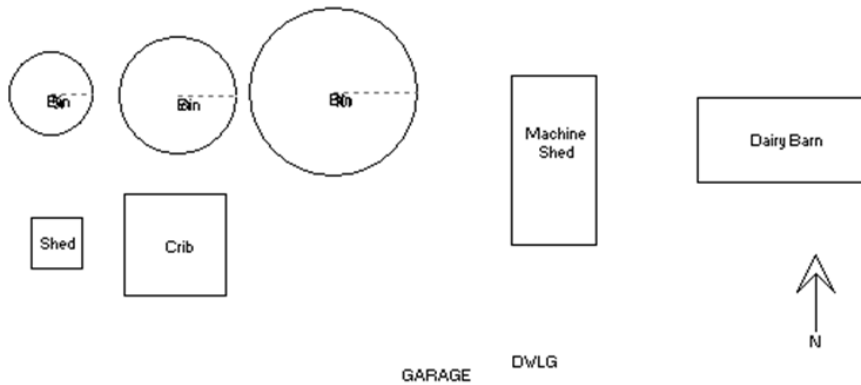


[Back to Index](#)

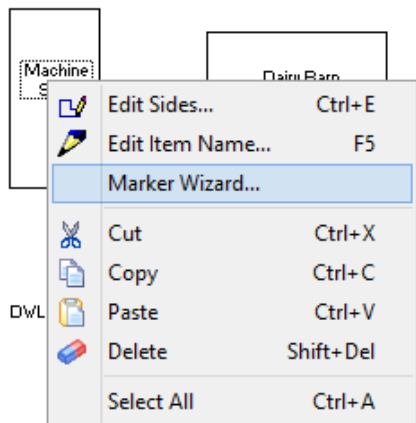
# Changing Markers back to Objects in Sketch

By: Mike Weeks

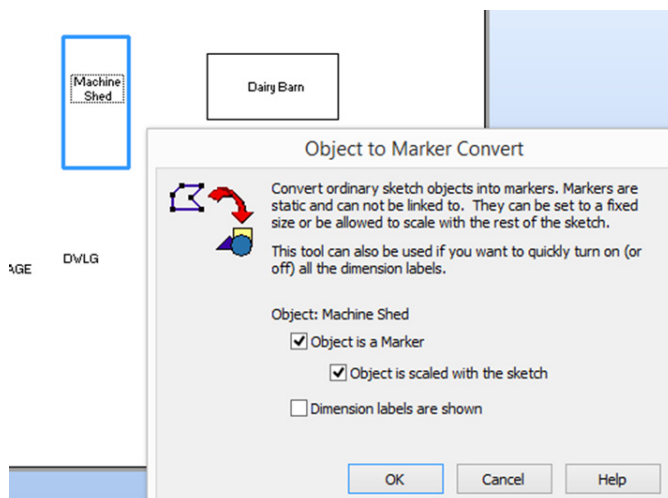
Many of you know you can draw an object in sketch and then by choosing the Marker Wizard you can change it to a Marker. This lets Sketch know you don't intend to link the object and removes the Red Exclamation Point from the Sketch Icon. This is very handy when you sketch plot plans like this:



But what if you choose to change one of these markers back to an Object? Simply use the Marker Wizard again. The easiest way is to choose the marker > right click > Marker Wizard.



When the Marker Wizard opens uncheck the box next to "Object is a Marker."



You may now link this object to pricing.

[Back to Index](#)

# Grading Classification of Steel Grain Bins

By: Bob Ehler

The grading classification of steel grain bins can be difficult to determine. Many variables should be considered when calculating the replacement cost of a steel grain bin. The load bearing capacity of the soil the bin is placed on can have a significant impact on the foundation and site preparation cost. The speed and frequency the bin will get loaded and unloaded is considered when the gauge of materials, spacing and number of bolts, etc. are determined. The proximity to railroad can also have an impact on how a bin is engineered as the vibration from railroad activity causes the grain to vibrate, which creates stress to the exterior bin walls.

For the preceding reasons, it is very difficult to give absolute guidelines on how to determine the grade of a steel grain bin. However, the following guidelines are given to promote uniformity in how we grade steel grain bins.

The replacement cost calculation in the cost manual assumes "typical" site preparation. It is very important for the weight bearing capacity underneath a bin to be uniform. If not, the weight of a filled bin can cause the foundation to shift which would likely result in a blow out. This is especially true of large bins in excess of 90' diameter. When a bin is placed on soil with poor weight bearing capacity, it is not uncommon for geopiers, pilings, etc. to be introduced. This can cause a significant increase in cost. Since this cost is incurred to rectify a substandard soil condition this additional cost is considered an "atypical" cost. It is questionable whether this atypical cost should be reflected in our determination of replacement cost.

## Stiffeners:



Adding stiffeners to a bin transfers roof loads directly to the foundation, resulting in less stress on the sidewall sheets. This allows the use of lighter gauge sidewall sheets without sacrificing structural strength, making a stiffened bin more economical. Stiffened bins also provide excellent structural stability against grain, wind and seismic forces. Any bin with stiffeners will be a minimum of a 4 grade.

6 grade:



Many old bins that are constructed of lighter gauge materials. Typically will have dirt or metal floor with little in the way of a foundation. These bins will likely not have built in conveying or aeration equipment. Many old government bins fall into this category.

5 grade:



[Back to Index](#)

## Grading Classification of Steel Grain Bins Cont'd

Similar to a 6 grade bin, however these bins will have a minimal concrete foundation and floor. They will typically be filled by portable augers and may require portable unloading equipment or will have a simple unloading auger. These bins may have small aeration fans. Typically, bins at a license grain elevator will not fall into the category. They would likely be found on farms.

### 4 grade:



The vast majority of all bins will fall in this category. They will have a foundation and concrete floor, will likely have built-in aeration and unloading system, and could be filled by portable or permanent conveying equipment.

### 3 grade:



These bins will have heavy duty raised foundations. They will be more heavily engineered to withstand the pressure of fast conveying equipment, typically in excess of 15,000 bushels per hour. Being located near railroad can also be cause for a more heavily engineered bin, putting it into this category. Bins located at a high speed licensed grain elevator many times will fall into this category, due to the bin requiring to be engineered to withstand the pressures of being filled and unloaded numerous times a year.

### Greater than 3 grade:



Grading a bin in excess of a 3 grade will be very uncommon. However, bins located in certain Industrial type applications may require a 3+10 to 2 grade to achieve cost. These bins will demonstrate all the attributes of a 3 grade bin, will certainly be near railroad and accompanied by very fast conveying equipment.



[Back to Index](#)

## Grading Classification of Steel Grain Bins Cont'd

### Licensed Bushel Capacity

To calculate the bushel capacity of a round storage unit, it is first necessary to calculate the volume. This is accomplished by the following formula: radius squared x 3.1416 x height. This will give the cubic foot capacity. The cubic foot is then multiplied by .8036 (or ÷ 1.2444) to convert cubic foot into bushels.

As a grain bin is filled with grain, the weight of the grain will compact the grain below. This is known as compaction. This compaction will actually increase the amount of grain the unit is able to hold. The formula noted above results in a "bushel capacity" for a storage unit. Adjusting this bushel capacity to allow for compaction results in what is known as the "licensed bushel capacity." The following factors are applied to the bushel capacity to convert to licensed bushel capacity:

<u>Diameter</u>	<u>Compaction Factor</u>
15'	1.055
18'	1.06
21'	1.068
24'	1.078
27'	1.085
30'	1.09
33'	1.095
36' or larger	1.10

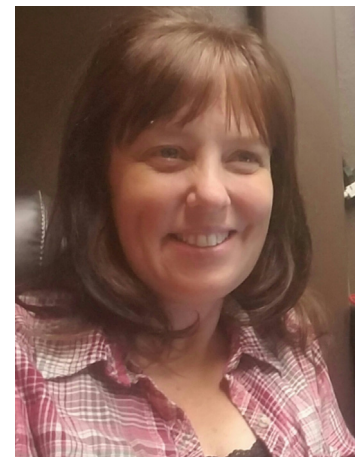
The compaction factor rates have been extrapolated from the Federal Warehouse Examiners Handbook. This handbook is used by the USDA and State Grain Licensing agencies when calculating the storage capacity for commercially licensed grain facilities. The licensed capacity should be the "unit of comparison" when comparing the per bushel value of one grain facility to another. On farm storage is many times expressed by using "bushel capacity" rather than "licensed bushel capacity." This is why it is not uncommon to get differing answers when asking, what is the bushel capacity of your grain bin?. The answer lies in, "Did they calculate in the compaction factor?"

## Newest VCS Field Rep

Rownea Gerbracht was hired October 31st, 2016

Rownea is a CAMA Specialist for the western half of South Dakota and a large portion of North Dakota. Rownea started her career in the assessment field more than 15 years ago, with the Perkins County Director of Equalization as office staff in Bison, South Dakota. She had worked in that capacity for 1 year when she went on to serve as the Deputy Director for 1 year, then the Director of Equalization for the remaining 13 ½ years. Rownea is currently a South Dakota Certified Appraiser Assessor (CAA) and is also certified as a North Dakota Class II Assessor.

Rownea has been married to Todd Gerbracht for almost 30 years. They have raised 3 children, Krista (28), Samantha (26) and Anthony (19), and are thoroughly enjoying 4 grandchildren, Sean (9), Zachary (8), Lillian (6) and Gabriel (3). Her free time is spent working on the family ranch with her husband and son. She also enjoys traveling as much as possible with her husband, from horseback riding in the Black Hills to climbing Diamond Head in Hawaii.

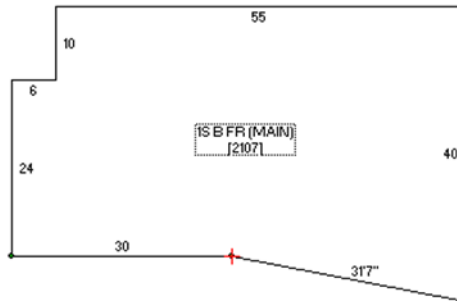


[Back to Index](#)

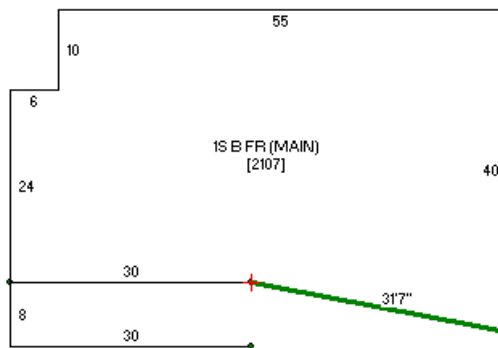
## Get Your Radials Right

By: Sherry Surrett

How many times have you hit the “Home” button to close a sketch to get that final pesky angle of the house, only to know that you need to sketch another item against that angled line?



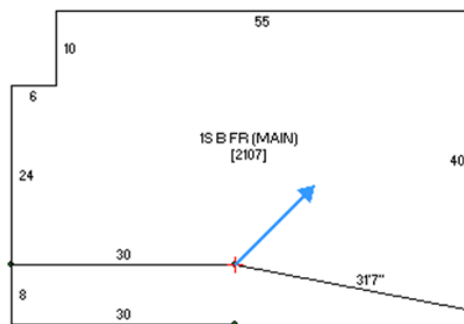
Of course, you can use the Trace Feature to trace that entire line, as shown below.



However, what if the new line you are drawing doesn't extend the full length of the line and only goes part of the way? How do you get that partial line on the same angle?



I suggest you use the radial line or Ctrl + R for my keyboard enthusiasts. Once in radial drawing mode, press the Page Up or Page Down button to display the hidden arrow (blue arrow as shown below).



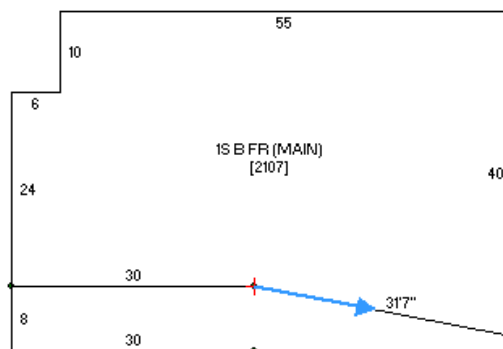
[Back to Index](#)

## Get Your Radials Right Cont'd

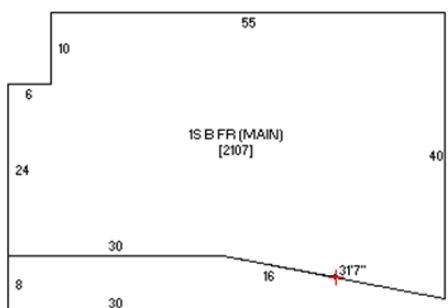
Now, as the instructions below indicate, use the Page Up or Page Down arrow to move that blue arrow in 45 degree increments, press the Ctrl Key with Page Up or Page Down to move that arrow at 5 degree increments, or press the Alt Key with Page Up or Page Down to move that arrow at a 1 degree increment.

Radial-line. Step 1. Type in a positive degrees between 1° and 360° and then press <Enter>.  
Use <PgUp>/<PgDn> to increment each 45°; <Ctrl> at 5° increments; <Alt> at 1° increments.

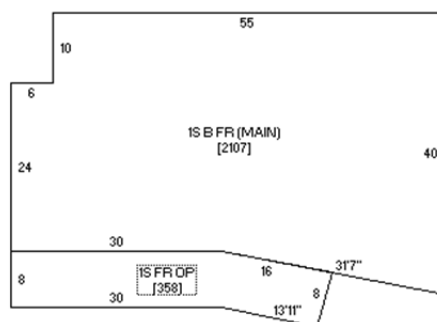
Continue using the various combinations until the blue arrow lines up to the angle you wish to draw, and press Enter.



Next, type the length of the line you want to draw, and press Enter. Press Enter one more time to confirm the line.



Continue on with your sketch, repeating the process as necessary, and press Home to complete it.



[Back to Index](#)

## New Vanguard Lister

Matt Schutz was hired October 28th, 2016.

Please help us welcome new employee Matt Schutz to the VAI family. Matt is an Appraisal Associate. Matt was born and raised in Clear Lake, Iowa and graduated from Clear Lake High School in 2006. Matt received a B.B.A. in Marketing, certification of Entrepreneurial Management, and a minor in African American Studies from the University of Iowa in 2011. Matt has been with his girlfriend Linda for a little over five years now, and he has been asked numerous times by family and friends when it's his turn to pop the question. "SOON," is always his answer. Children will soon follow once he gathers the courage to take the plunge into marriage, but for now, he has adopted his girlfriend's two dogs. They have a Chinese Crested Hairless named Bootsie and a Toy Poodle named Angel. Both are the kindest little brats one can ask for.

Matt enjoys playing his PS4 in his free time and lounging out on the couch to binge watch any exciting series on Netflix. Matt rolls himself out of bed in the mornings to workout at his local gym 4-5 days a week, and he enjoys playing slowpitch softball during the summer months. All of these things Matt enjoys obviously come after his girlfriend Linda receives her demanded attention after a long days work.



# Happy Holidays



[Back to Index](#)

# BARNs: A Historical Review

By: Toni Hible (Source of information collected from numerous internet sites)

There are many types of barns that have figured into the history of American agriculture. Some reflect the traditions of the people who built them: Finnish log barns in Idaho, Czech/German/Russian house barns in the Midwest and the English barns in the northeast, while others reflect the materials available to build them: logs in the Southeast, adobe in California and lava rock in southern Idaho. Other are best characterized by the specialized use for which they were built.

The design of a barn, especially if it is very old, is bound with the weather requirements of the area and the particular cultural traditions of the farmers in the region. A steeply peaked roof, for example, is relevant to regions with considerable snowfall, since the weight of snow can bring a barn down. Such peaks only capture heat in the hotter, humid South, so while they'll still have a slope to shed rain and snow, more southerly barns add variations for ventilation, such as the airy 'monitor' barns that ensure a breeze from floor to ceiling through the monitor's vents.

All of these barns are part of the heritage of historic barns found throughout the country.



## Dutch Barns (tithe barn)

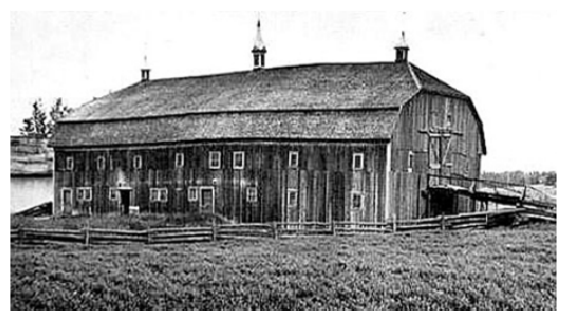
Dutch barns are among the oldest and rarest American barns and are known for their broad, gabled roofs, corner stock doors, clapboarding and center wagon doors. Its architecture has close ties to the church: visually the barn's entrance and its floor plan with the nave and aisles.

The first great barns built in this county were those by the Dutch settlers. Popular in New York and New Jersey in the 1700s, these barns have a distinctive, H-shaped structure, which provided a rigid core to support the broad, gabled roof and walls. They feature a spacious center aisle with a plank floor for unloading wagons and for grain threshing. The ends of the cross beams projecting through the columns are often rounded to form the tongued, a distinctive feature only found in Dutch barns. The most notable feature is the broad gable roof, which extends very low to the ground.



The Dutch-style half doors were situated to allow prevailing winds to disperse chaff when threshing on the barn floor. A pent roof (or pentice) over the center doors gave protection from the elements. Flanking animal doors at the corners and holes near the roof to admit swallows and martins are typical Dutch barn elements. The side aisles were used to house cattle and draft animals, as well as to store feed and hay.

Unlike most other barns, the internal structure of the Dutch barn is relatively protected from the elements and can often survive exterior decay. The style evolved to allow for doors at either end for better ventilation.





[Back to Index](#)

# BARNs: A Historical Review

## English Barns / Three Bay Barn/ Yankee Barn

One of the first barn styles built in the states, English barns were a simple and popular design in New England during Colonial times, particularly in Vermont.



Reminiscent of barns in England, the English barn is usually small and rectangular in shape with an A-frame roof. These barns were traditionally made from wood, are not usually more than 30×40 feet in size and feature hinged wagon doors. The barn was usually located on level ground with no basement and unpainted, vertical boards on the walls.

The interior of the English barn has a center aisle and threshing floor. Although built for grain farming, livestock was kept on one side of the barn while feed was stored on the other. The most distinctive feature separating the old world English barns from the new was the addition of a loft and housing livestock in one of the mows.



## Bank Barns

The Midwest is home to the bank barn, a rectangular building with two levels and typically built with wood. Traditionally, the lower level of the barn housed livestock and draft animals, while the upper level provided storage and a threshing floor, with both areas entered from the ground.

So named because the buildings were situated against the side of a hill, bank barns, most of which were built in the 1800s, permitted farmers direct access to the storage area with wagons loaded with wheat or hay. When built in an area where a hill was not present, a “bank” was created by building an earthen ramp.



The earliest bank barns featured gabled roofs, while later bank barns were built with gambrel roofs. Bank barns were primarily constructed with their axis parallel to the hill on the south side; this allowed livestock to have a sunny spot to gather in the

winter. To take advantage of this protection, the second story is extended over the first; the overhang sheltered animals from harsh weather.

In certain areas of Wisconsin, where glaciers once moved during the Ice Age, bank barns were constructed with fieldstones. In non-glaciated areas of the state, primarily southwestern Wisconsin, the barn walls were made of quarried rock.

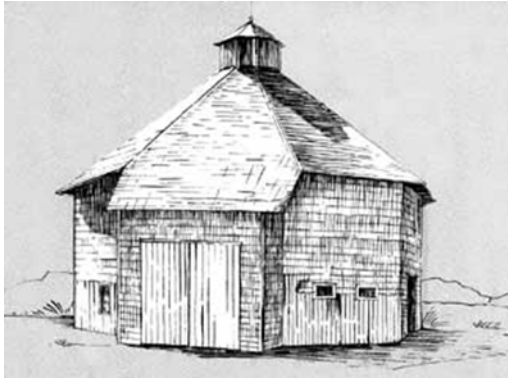


## German Bank Barn

Often called Pennsylvania or Sweitzer barns, these are typically built into an earthen bank and are characterized by their massive size. The cantilevered floor- called a forebay- extends over the feedlot above the basement level. They are found in areas of Swiss/ German settlements.

[Back to Index](#)

## Round (circle) and Polygonal Barns



Round or polygonal barns, first built by the Shakers in the 1800s, are the rarest of barn types in terms of numbers and are scattered from New England to the Midwest. Shakers and Quakers thought the circle was the most perfect form. They socialized in “circles” (sewing, singing, and praying) and dominated their folk art- they believed it kept the devil from hiding in corners.

Although constructed in the early 19th century, these barns became popular during the 1880s when experiment stations and agricultural colleges taught progressive farming methods based on their great efficiency. From this time until well into the 1920's, round barns were flourishing in the Midwest.

Round barns were encouraged for many reasons: circles have greater volume-to-surface ratios than other barn forms (square or rectangular), therefore they use less materials and save on cost. Also, they offer greater structural stability because they are built with self-supporting roofs, which also opens vast storage space. The circular layout was viewed as more efficient—a claim that was overstated and never became the standard barn as its proponents had hoped.

In the final stage of round-barn development, a center silo was added, allowing gravity to move feed from the

barn's top level to the floor. Made from wood or occasionally brick, round and polygonal barns typically housed cattle on the ground floor and hay in the loft above.



## Tobacco Barns

Seen throughout the South/East and even in Wisconsin, tobacco barns served a unique function when first erected nearly four centuries ago. Their role was to provide a place for tobacco farmers to hang and dry their crop after harvest.

These barns are heavily ventilated, because air flow was needed to cure the hanging tobacco leaves. Multiple vents are typical of tobacco barns, which can be seen in different styles depending on the type of tobacco, the time period when tobacco became a crop in the area and local building styles, such as conventional tobacco barns that have long, vertical doors that open along the sides.

They are made from oak, poplar or other regional timber.



## Prairie Barns

One of the most common barns in the American landscape, prairie barns (aka Western barns), were the barn of choice for farmers in the West and Southwest, because large livestock herds required great storage space for hay and grain. These tall, framed barns had extremely sharp-pitched “saddled” (gable roofs), with a roof peak projecting above a hay loft opening is one of the most familiar images associated with these barns. These barns typically sat on a foundation of stone or concrete with sidewalls of stone for the bottom four to five feet.



These large, wooden barns provided plenty of storage space for feed and could house livestock if necessary. Long roofs that often reach nearly to the ground created ample space; these barns were built throughout the 1800s as agriculture spread westward. The prairie barn is similar to the Dutch barn with regards to the long, low rooflines and the internal arrangements of animal enclosures on either side of a central, open space.





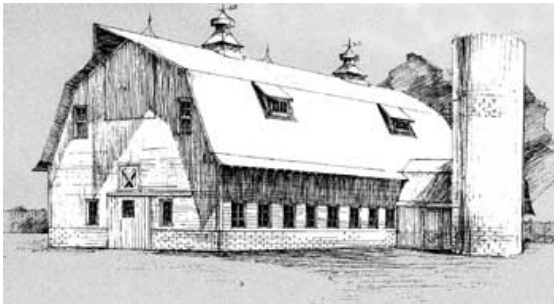
[Back to Index](#)


### Round Roof Barns

Round roof barns date from the 1920's in the Midwest, with most being built in the period between the wars. The design came from attempts to optimize the loft space for storage of hay. The curve of the roof can vary widely. The height of the sidewalls may range from short extensions of the foundation to a full sidewall with the round forming only the roof. The eave is often broken only by a tall entrance door. The roof configuration is sometimes called Gothic, arched-roof or rainbow roof.

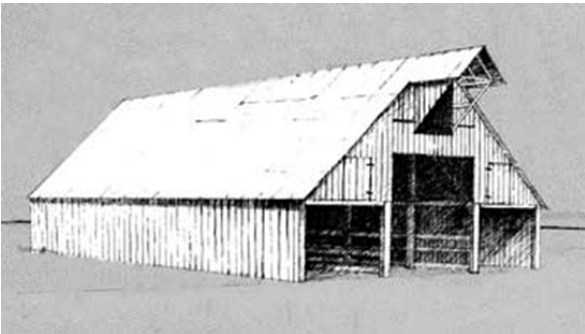


These barns are most often found in dairy areas where the increased hay storage was needed. The round roof is considered a barn type, but many have been re-roofed with laminate rafters.



### Dairy Barn

The gambrel roof, roof ventilators and dormers, and multiple windows are the typical features of dairy barns built in the early 20th century when the dairy industry was booming. Many have attached silos.



### Midwest 3-portal Barns

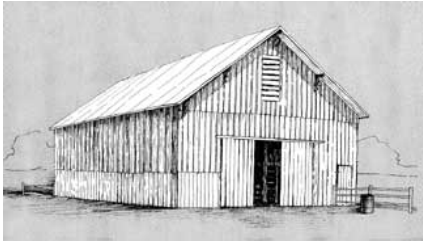
The Midwest 3-portal barns have three aisles that extend through the barn, parallel to the roof ridge. Large hay hoods are typical features of the 3-portal barns which are used for hay storage and for feeding livestock.

### Connected Barns

Popular in the Quebec (long) and New England (square) region, the connected barn was rows of mows, drive floors, stable, byres, piggeries and storage bays. It was generally bigger than those in France with posts and planks or logs dividing each bay. Early roofs were thatched with straw.

New England barns were almost always walled with clapboard. The square barn brought everything closer together but also increased the risk of fire.



[Back to Index](#)

### Crib Barns/ Hop-drying Barns / Rice Barns

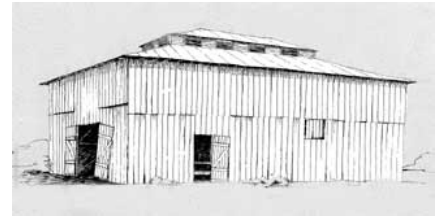
Common in the South, these barns are most often seen in the mountainous areas of North/South Carolina, Virginia, Kentucky, Tennessee and Arkansas. The name of this barn comes from the one to six cribs built inside the structure for storage or for housing livestock. Smaller crib barns were used exclusively for feed storage.

Crib barns were built primarily in the 1800s and were most often made from un-chinked logs occasionally covered with wood siding and wood-shingled, gabled roofs. Crib barns with roofs that were later replaced can be seen with tin or asphalt coverings. "Double-crib" barns feature a second-story loft; they were the simplest barn to build for their size and stability.

Similar to dog-trot houses, the double-crib barn, commonly found in Appalachia, consists of two cribs separated by a breezeway and covered by a single roof. The doors could

either face front or toward the breezeway. The first story was used for stabling with the breezeway, usually used for grain threshing. The second story loft was used for hay and grain storage.

In double crib barns, the second story hayloft is sometimes cantilevered over the ground floor, resulting in a barn striking appearance.



## Comparable Search Template

By: Nick Klein

Ever find yourself running several comp searches where only the subject is changing and wishing it would remember your settings? Well, there is a way, and it's called using a comp search Template!

Templates allow you to set options on the Criteria and Candidates tabs and save these settings for later use with other subject parcels. The Subject tab is **not** included, nor is the customized list of candidate parcels, located under the "Advanced..." button.

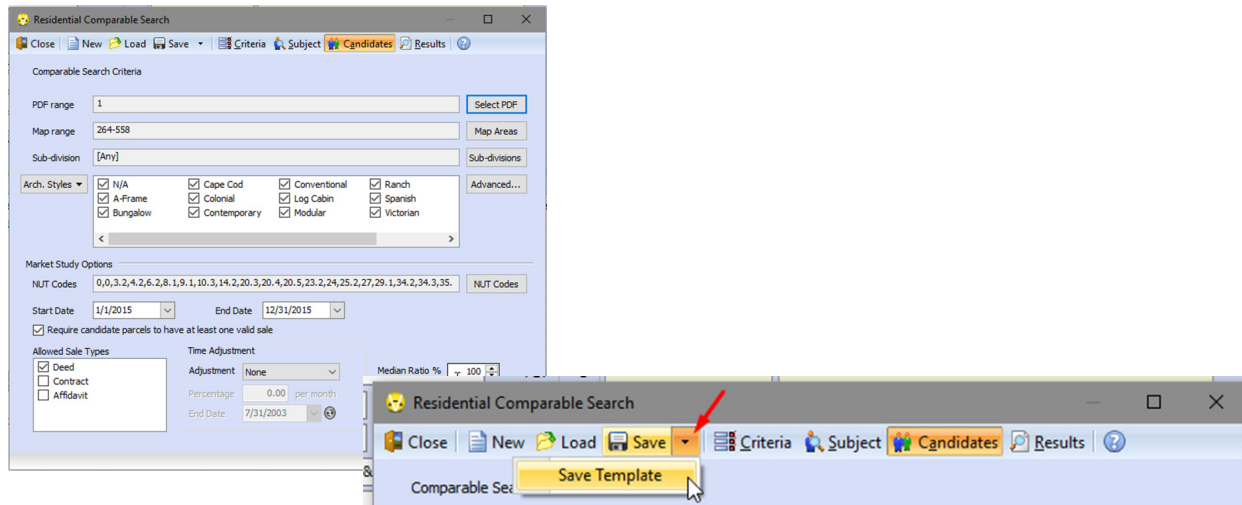
Making a template is as easy as running Comparable Search. Simply open Comp Search and configure your criteria and candidate settings. Comp Search can be opened from either Parcel Maintenance or from the Main Menu > Extra Modules > Comparable Search option.

In my example, I'm setting up a Market Value (Sale) comparison.

[Back to Index](#)

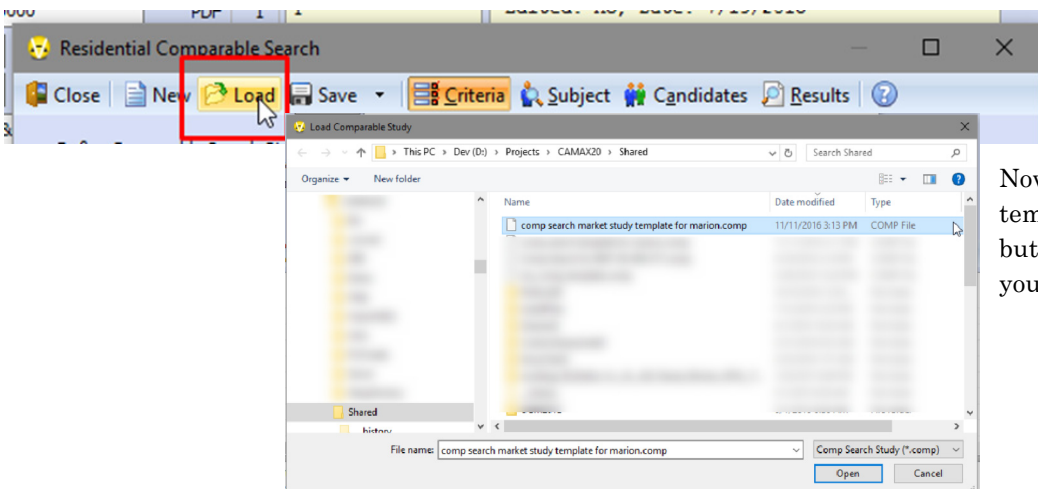
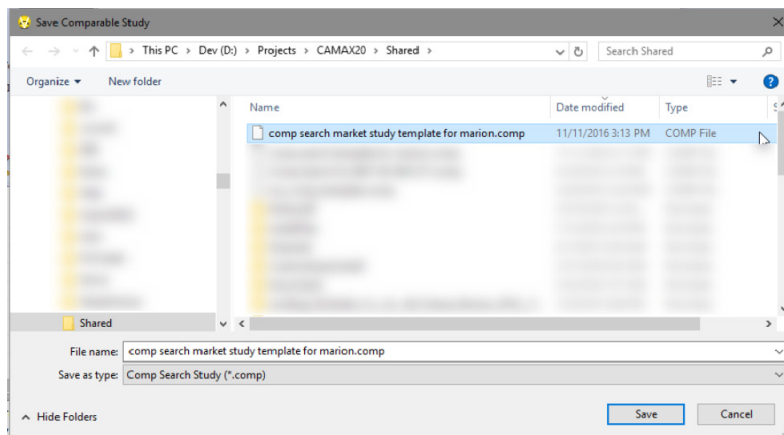
## Comparable Search Template Cont'd

I've restricted the candidates to the city of Marion, and I only want to use "good" Deed sales from 2015. The template will store your PDF and Map ranges, the architectural styles (if used), and all the Market Study options. Only the Advanced customized candidate list is not included.



With my criteria all set, I now want to save this template by selecting the Save button dropdown menu and then Save Template.

Save the template file in a location where you can easily recall it later. The CAMAvision \Shared folder is the default location. Give it a meaningful name too. For my example, I put "template" in the name so I would remember it is a comp search template file. The file will be saved with a .comp file extension.



Now when you need to use your template, simply press the Load button on the toolbar and pick your template file.



[Back to Index](#)

## Sketch and Photo ~ Side-by-Side

By: Terri Scheuermann

Did you know that you have the ability to have a Review Summary report that includes the Sketch and Photo side-by-side? What better report is available for you to take for field review? Yes, the remote system is the most efficient method for review, but this is a simple report with pricing, including one sketch and one photo.

Review Summary Report Options

General Images Pricing Page 1 Detail Buildings Income Information

**Sketch**

Display Both Normal and Plot Plan Sketches

☐ Sketch border ☒ Print only first sketch

☒ Sketch count label ☐ Linked identifier

☐ Display Annotations ☐ Print Private Sketches

☒ Display photograph

☐ Photo border ☐ Reverse display order

☒ Photo count label ☒ Print only first photo

☒ Photo comment label ☐ Print Private Photos

☐ Maintain aspect ratio ☒ Date taken

☐ Pictures start new page

☒ One photo side-by-side with sketch

☒ Save options ☐ Return to this screen after report finishes

Preview Print... Cancel

Disk space: 183,720,064K

Locked by TERRI NUM IB WORKING

From the Review Summary Report Option Images tab, choose the One Photo side-by-side with sketch option. When this option is chosen, the Print only first sketch and Print only first photo options are automatically checked.

Notice the Review Summary now includes all the typical property detail information but also includes just the 1<sup>st</sup> sketch and the 1<sup>st</sup> photo side-by-side.

221 E MAIN, AREDALE Deed: BROCKA, GORDON H Map Area: AREDALE Check/Tag: RB, 08/11/2004  
Contract: 100-005-10F Lot/Date: RB, 08/11/2004  
CIDR: ASDU Tax Dist: ASDU Review/Date: EK, 10/26/2004  
DBA: Plot Page: 01-29 Entry Status: Inspected  
MLS: Subdiv: [NONE]

URBAN RESIDENTIAL  
Legal: LOTS 1-6 INC. & E 9' LOT 7 BLK 9

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth	Front Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	\$Adj	MTN
Front Foot	130.00	130.00	159.00	159.00	0.00			1.06	137.80	R-35	\$35.00						
Sub Total						20,670.00	0.475					\$4,823	15%	0%	0%		\$4
Grand Total						20,670.00	0.475					\$4,823					\$4

Land Site Items

Front Foot	Street	Item	Value	Reason	Type	Appraised	Values	Prior Yr: 20
12/19/2007	\$0	D099	2007-4861					
					Land	\$4,100		\$4
					Land	\$123,608		\$123
					Imp			\$127
					Total	\$127,708		

Utilities: Septic / Well Zoning: -- NONE --

Item	Description	Size / Dim	Additional Comments	Grade	Count	Year	Mat	Phys%	Value%	Cost%	Other%	As Bld	Depr. Total	As Bld	Depr. Total	As Bld	Depr. Total
1 of 2	P/MTL	40' X 60'		4 / 1.00	1975	28.00						\$28,253	1,000				\$28
1 of 2	Q925-Steel Utility Building	2,400 SF		AVG													
Adj	(+) Electric	2,400		AVG													
Adj	(+) Heating	2,400		AVG													
Adj	(+) Insulation	5,200		AVG													
Adj	(+) Door - Overhead	14' X 60'		AVG													
2 of 2	MTL	840 SF		4 / 1.00	1975	50.00						\$3,654	1,000				\$3
1 of 2	Q908-Lean-To	840 SF		AVG													
Adj	(+) Concrete Floor	840		AVG													
Adj	(+) Electric	840		AVG													
																	\$31

Agriculture Bldg(s) TOTAL

Prior Year	Comments	Value	Loc	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2010		Appr	URBAN	Res	\$4,100	\$123,608	\$0	\$0	\$127,708
2009		Eq			\$4,428	\$31,576	\$0	\$0	\$36,004
2008		Eq			\$4,428	\$31,576	\$0	\$0	\$36,004
2007	State Equalized	Eq			\$4,428	\$31,576	\$0	\$0	\$36,004
2007		Appr			\$4,100	\$28,237	\$0	\$0	\$33,337

PCF+PIN 001+0129358013 BROCKA, GORDON H Mon, 11/21/2016, 2:03 PM Page 2

Prior Year	Comments	Value	Loc	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2007	State Equalized	Eq			\$4,428	\$31,576	\$0	\$0	\$36,004
2008		Eq			\$4,428	\$31,576	\$0	\$0	\$36,004
2009		Eq			\$4,428	\$31,576	\$0	\$0	\$36,004
2010		Appr	URBAN	Res	\$4,100	\$123,608	\$0	\$0	\$127,708

Sketch 1 of 1

Count 1 Notes  
Note Title: 2005-VIA  
VIA 08/11/2004 - DROP AND COMPO CEILING IN 2 RMS. INTERIOR WELL KEPT WITH PAINT AND FLR COVERS. 1980s GUTTED AND TOTALLY REMODELED KITCHEN. 1980s SIDING. 1990s FURNACE AND AC. 1999 SHINGLES.











**VANGUARD APPRAISALS, INC.**

1065 SIERRA CT NE SUITE D  
CEDAR RAPIDS, IA 52402  
P#319-365-8625 F#319-365-0142  
TOLL FREE 1-800-736-8625  
WWW.CAMAVISION.COM



facebook.com/camavision



search: "Vanguard Appraisals"



*Since 1968, Vanguard Appraisals has been at the forefront of the mass appraisal industry. Our trained staff includes specialists in field data collection, appraisal review, pricing, mass appraisal project management, court preparation and testimony, data entry, software engineering, technical support and training.*

*Our Flagship CAMAvision product has been developed specifically to operate in the assessor's environment. Vanguard is a full service company. We provide a wide range of appraisal products and services for assessors, we also see all the projects through completion.*

*Customer satisfaction is our main goal.*

## User Group Meeting Highlights

[Back to Index](#)

By: Teresa Ellerby

For 2016, we completed six greatly attended user group meetings. We started with our first in Illinois at the Holiday Inn in Bloomington in May. We had two days, first day user group meeting and second day was agricultural building school taught by Bob Ehler/Mike Weeks, with 27 attendees with 12 different jurisdictions in attendance. Our second meeting was at the Cedar Shores Resort in Chamberlain South Dakota in June. We had 44 people with a total of 23 different jurisdictions. Our next meeting in North Dakota in September at the Comfort Inn in Bismarck, where we had 96 with a total of 46 different jurisdictions in attendance. Next was the Missouri meeting at the Stoney Creek Inn in Columbia. Day one was split sessions for Personal Property and Real Estate with 139 in attendance, while day two was Agricultural Building School with Bob Ehler/Mike Weeks. We had 44 jurisdictions attend. Next in Cedar Rapids, Iowa at the Marriott, we had 235 attendees with 97 different jurisdictions and six from the Department of Revenue. Our final meeting was Minnesota back at the Holiday Inn in St Cloud. We had 62 attendees with a total of 21 different jurisdictions.

## Thanks to all who attended.

### Future User Group Meeting Topics Mentioned from the Evaluations

Queries  
Commercial  
Detailed view of the manual sections  
Tablet sketching  
Appraisal theory, methodology on various land valuation  
Updates/enhancements  
Grading and Conditioning  
Running reports

### Comments On User Group Meeting

All around GREAT!  
Enjoyed it.  
Good Information  
Great Speakers  
Helpful for a new user  
Very Good, learned a lot, good discussions  
Very good overall  
Thanks for the Tour-always enjoy it

### 2016 User Group Meeting Give Back Tour



### Charities

Alzheimer's Association  
American Cancer Society  
American Heart Association  
American Red Cross  
Animal Humane Society  
Animal Rescue League  
Art Institute of Chicago  
Boys and Girls Club of Watertown SD  
Child's Play  
Matthew 25 Ministries  
Ronald McDonald House  
Special Olympics  
St. Jude's Children's Research Hospital  
Wounded Warrior Project

**Thanks to your help we raised \$7,500 to be distributed among all the charities mentioned at the GIVEBACK TOUR**