

Vanguard Appraisals, Inc.

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Excellence achieved through people, products, and service.™

Spring 2009



Special points of interest:

- Income Module
- Manual Conversion
- Personal Property V 7.5
- Assessor State Portal (New Look)
- Sales

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News

*For friends of
Vanguard*

The Income Module

By: Bob Ehler

Our newest product, the income module, is up and running. The foundation was laid years ago with a basic outline developed by Dave Siefkas. I have had the pleasure of working with our programming staff to develop the layout and function of this module. It has been a real learning experience for them and for me. Programmers really do speak an entirely different language than we appraisers do.

Currently six jurisdictions have purchased the income module. They are in the process of gathering income and expense data to populate the various fields. Al Jordan, from Sioux City, IA, has been the most progressive in utilizing the module to date and he did use the module to set hotel and apartment values for the 1-1-2009 assessments.

Feedback received from Al and other new users has proven to be very valuable. Our programmers are currently working on the next release. Listed below are many of the changes that will be incorporated

in this update which were a result of user input:

- **Customized statements.** This will give each user the ability to edit and add to the preset operating statements. For example, the apartment statement could be expanded so you could have a low income apartment statement, luxury apartment statement and so forth.
- **Edit the expense categories.** Each operating statement has preset expense items such as management, utilities, etc. Users will be able to edit, add or deduct expense items from each type of statement.
- **Access rights.** The rights to add income and expense information, reconstruct an operating statement or even view the income data will all be limited by access rights for each employee.
- **Comment field.** The ability to add notes pertaining to each operating statement.
- **Linking to the cost module.** This linking process will allow the

user to indicate which land component, building pricing or yard item pricing should be superseded by the income module. This will allow a parcel to use either cost or income values, or a combination of each.

- **Multiple query report options.** This highlights the more significant enhancements but there will be many more making this module more user friendly.

I have had the opportunity to witness the operation of other income approach programs. Many of them are nothing more than glorified calculators, suited to one parcel at a time. This is why I am very excited about our income module. It is being developed to conform with the equity and batch process concerns that are so important to the mass appraisal industry. Once again, Vanguard is using its unique blend of mass appraisal experience and programming knowledge to develop a superior product.

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How are the 2008 Manual Conversions going?

By: Jenny Burkart

Last summer we began converting existing CAMAvision clients from the 1998 Manual version to the 2008 Manual version. As of January 22nd we converted 42 clients. A detailed breakdown follows: (1) Illinois, (30) Iowa, (1) Minnesota, (8) North Dakota, and (2) Missouri. We still have many, many more remaining to convert. As of April 2009, we have 21 clients scheduled to be converted this year and 7 more to convert in 2010. If you plan on using the 2008 Manual to set 2010 values, you will need to get on the list for this year. To confirm you're on the list please contact myself (jenny@camavision.com) or Kara (kara@camavision.com).

Below is a brief outline of the preparation and actual conversion process:

- * Get on the list for conversion to 2008 Manual. This is usually designated by Month/Year; no actual dates are given at this point.
- ** Approximately 2-3 months from when you requested your conversion Sherry or I will contact you to run the Pricing Manual Upgrade Advisor on your system.
 - A. Once the Upgrade Advisor is ran on your system we will send you a log of any parcels that will need to be reviewed/edited before the actual conversion.
 - B. After the parcel clean up is complete we re-run the Upgrade Advisor on your system. (This step is repeated until there are no parcels in the error log.)
- *** You then receive the Conversion Questionnaire to review & fill out to send back to me.
 - A. This information tells us what will be done during conversion, such as putting values into Board of Review fields, converting certain priced parcels to new pricing codes, etc.
- **** After Conversion Questionnaire is sent back then the actual conversion will be scheduled on the calendar.
 - A. We are trying to schedule as many neighboring counties together to lessen the amount of time charged for travel. So if you know of an office near you that wants to be converted the same month as you it is best to schedule them in the same week.
- ***** Once the date is scheduled Kara sends you a letter designating how much time is estimated for your conversion, which includes travel time to deliver the converted data & install the new program.
 - A. This requires your signature & then sent back to her. We require this returned signed form before we get the data for your conversion.
- ***** Approximately a week before your scheduled installation date we will get your data.
 - A. This means no edits/changes what so ever for the week while we work on the conversion. Any changes made during that week will be lost.
- ***** Once the converted database is installed, then a VCS field representative will come to your office to go over items that have changed or enhancements in the program with you. This is one day for you to utilize the VCS Field representative at no additional charge to you. As before, the software upgrade is **Free** to all those who have a current service contract. We estimate that it will take a minimum of 2 days of your service time to convert. See the Spring 2008 newsletter for more detail.

NOTE: It is imperative that someone in the office has the ability to address any questions that may arise during the conversion process. If there is no one in your office that can assist us with these items then it may cause your new manual data installation to be rescheduled or moved. Your cooperation with the coordination of these conversions is greatly appreciated.



Welcome to the Newest 2008 Users

- Dubuque City, IA
- Dubuque County, IA
- Nevada/Esmen/Sunbury Townships, IL
- Goodhue County, MN
- Adair County, MO
- Laclede County, MO
- Bowman County, ND
- New Rockford City, ND
- Minot City, ND
- Ward County, ND
- Charles Mix County, SD
- Meade County, SD
- Union County, SD



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Reappraisals Completed for 2008

Allamakee County	Residential & Ag Dwellings
Bottineau City	Commercial and Elevators
Buena Vista County	Residential & Ag Dwellings
Caldwell County	Commercial
Franklin County	Commercial
Greene County	Rural Res & Ag Dwellings
Grundy County	Commercial & Industrial
Henry County	Commercial
Jefferson County	Commercial
Malcom Township	Data Input
Max City	Residential
Plymouth County	Rural Res & Ag Dwellings
Snow Township	Data Input
Underwood City	Residential
Washburn City	Residential
Winnebago County	Commercial
Winnishiek County	Commercial

VCS Personal Property—V7.50 Unleashed

Wow, the enhancement list just keeps growing, thanks to your suggestions. Over the past six years, there have been a total of 242 enhancements made to VCS Personal Property. Of those changes 98 have been specifically requested by assessors and their staff. There are 35 enhancements in Version 7.50 alone.

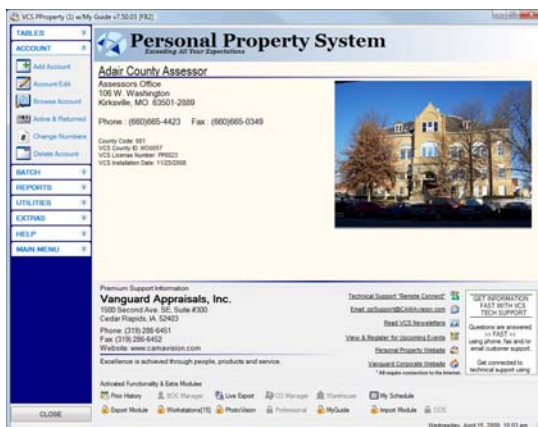
In my opinion, this has been an exceptional year for really cool enhancements such as:

- The New Tax Estimator provides a quick way to see the estimated taxes on an account.
- The “Fast Forward” option added to the Account Search Screen enables you to jump directly to an item inside the account with one button click.

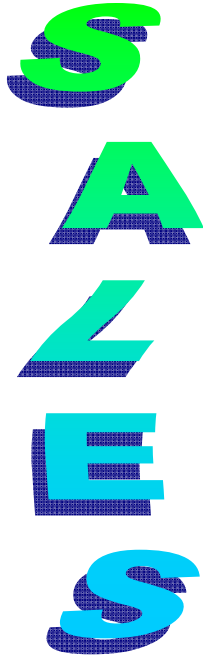
- The most popular item, the Ultimate My Guide populates all the missing values from the Value Guide throughout the entire My Guide with the click of just one button.

your suggestions. After all, you may be the one with the next cool enhancement.

Personal Property version 7.50 was available on May 1st. Please contact Brad by email at brad@camavision.com or by phone (319) 365-8625 to schedule your update.



As you can see, at Vanguard we are all about making our products better for *you*. We listen to everyone’s ideas and do what we can to turn those ideas into reality. So, please don’t hesitate to make

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VCS Backup

Making backups of your property data has never been easier. Did you know there is a new feature in the VCS backup program that allows you to quickly make a copy of a newly created backup file directly to a portable device, like an external hard drive or USB flash drive. With this new feature you can now easily take a copy of the backup off site for further protection.



Furthermore, from May through September 2009, if you purchase the VCS Backup for CAMA and/or VCS Personal Property you will receive a 16 GB USB flash drive at no additional charge. Contact your VCS sales representative for more information concerning this limited time offer.

Archive

10% off one process

And/or

15% off two processes

Processes MUST be used by December 2010



XDB—Extra Database

By: Mike Weeks

Did you know Vanguard offers a CAMAvision Third Database? Not only can you have Working and Certified databases but now you can have a “Test Database.” The Third Database works great for changing tables and running “What if” scenarios. Simply run the external copy program we install and choose to copy Certified OR Working to the Test Database. Then when you log into the Third Database you may

make all the changes you wish such as: table maintenance, revaluations and sales ratio. Best of all, no one in your office has to exit CAMAvision or even know you’re doing your analysis. The Third Database also allows the user to import name changes, legals, mailing address information from your Tax Administration package and/or export information. Included with the purchase of the Third

Database you receive four hours of training time. As always if the entire four hours are not used for training on this module, the time is banked for future use. For more information on pricing, please contact Kara Leyse at Kara@camavision or Teresa Ellerby at Teresa@camavision.com or by calling (319) 365-8625.

CONGRATS

Fred Nieman

of

Arcola Township IL

Won the HP Printer at the

February 25, 2009 Illinois workshop

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Save the Date for the User Group Mtg

Iowa & Illinois

Date: Wednesday October 21st and Thursday October 22nd

Location: Cedar Rapids Marriott (Cedar Rapids, IA)



Minnesota

Date: Tuesday October 27th thru Friday October 30th

Location: Ramada Inn (Bloomington, MN)

North Dakota

Date: Monday September 21st thru Thursday September 24th

Location: Comfort Inn (Bismarck, ND)



Missouri

Date: Monday September 28th thru Thursday October 1st

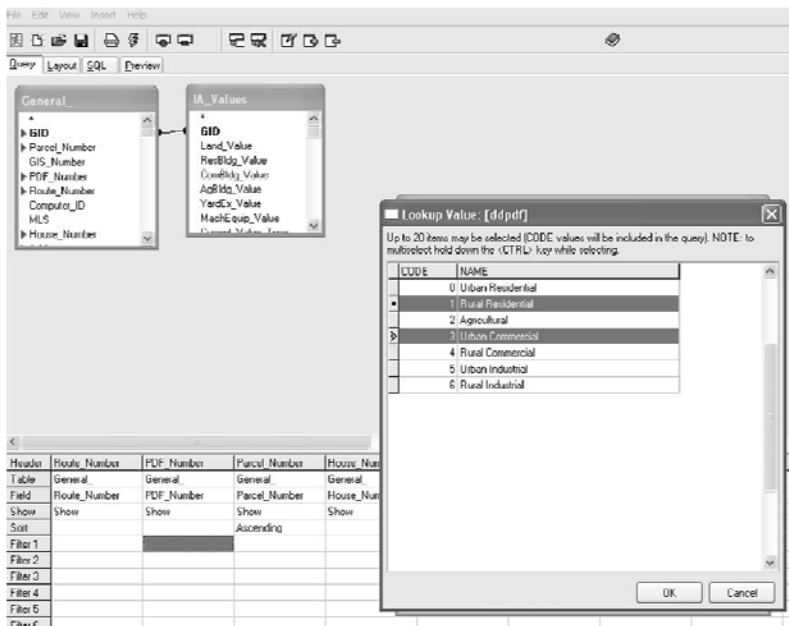
Manual training: Sept 28th & 29th

Personal Property: Sept 30th

Real Estate: Sept 30th & Oct 1st

Additional information for user group meetings and registration will be available later this summer .

Sherry's Tips and Tricks



With the release of Camavision 13.12 and Camavision 14.5 the Query Wizard now has the ability to multi-select lines from the Lookup table.

- Simply click on any one of your Lookup Buttons in the Value Editor.
- Press and Hold the CTRL key down to select the various lines you want to set equal to or not equal to and then Press OK.

This time saving step keeps you from continuously going into the Lookups to populate Value 2, Value 3, Value 4, etc.

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Contact Information

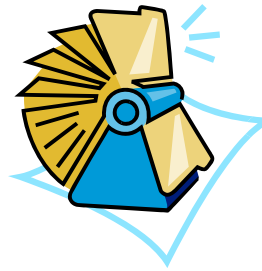
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Puzzle Corner

(Find the assessment terms)

ADDITION	BASEMENT
BATHROOM	BRICK
CARPORT	CONDO
DECK	EXTERIOR
EXTRA	FINISH
FOYER	FRAME
GARAGE	GRADE
INTERIOR	LEGAL
NOTES	PLUMBING
STRUCTURE	STYLE
TOWNHOUSE	VENEER

E	Q	N	J	D	O	N	W	R	P	E	D	A	R	G
L	R	J	O	U	E	J	Z	O	L	E	G	N	F	O
A	L	U	H	T	R	C	N	I	U	B	M	V	I	A
G	U	H	T	E	E	O	K	R	M	D	Z	A	R	O
E	Y	L	E	C	I	S	I	E	B	J	P	T	R	P
L	M	N	O	T	U	N	L	T	I	E	X	Q	J	F
J	E	J	I	B	T	R	L	X	N	E	G	B	S	H
V	E	D	F	E	A	S	T	E	G	E	E	Q	C	N
E	D	X	R	U	M	T	F	S	O	Y	T	H	O	F
A	G	I	E	S	U	O	H	N	W	O	T	S	N	B
B	O	A	E	T	R	O	P	R	A	C	T	I	D	E
R	Z	G	R	F	O	Y	E	R	O	Y	Z	N	O	Q
V	B	N	M	A	L	E	K	F	L	O	M	I	Q	M
T	M	Z	X	L	G	V	Y	E	F	C	M	F	H	H
B	A	S	E	M	E	N	T	B	R	I	C	K	Z	P

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We're on the web...
www.camavision.com

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.

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The screenshot shows the website header with the logo and tagline "Vanguard Appraisals, Inc. A Vision for the Future". A navigation menu includes Home, Support, Products, Services, Websites, Events, Newsletter, Contact, and Downloads. A "Login" link is in the top right. The main content area features a "Welcome..." section with text about the company's history and services, and a "Properties Appraised by Vanguard Appraisals Inc." section showing a count of 1,446,147.825. To the right is a carousel with three panels: "CAMA Software", "Appraisal Services", and "Complete Data Entry", each with a list of services and a "next" button.



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