Vanguard Appraisals, Inc.

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Special points of interest:

- eFile Testing Is A Success
- Did you know….
- Query Exports for Excel 2013
- 2014 User Group Meeting Dates

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News For friends of Vanguard

What are you using to run CAMAvision®?

By Nick Klein

When a new version of CAMAvision is released, our support staff appreciates an updated computer information report from each client. This report is generated automatically with the update program but a user can create one at any time. It can be found on the Help menu > Computer Info Report. The report shows what CAMAvision modules are installed, network license counts, as well as calculation settings used by CAMAvision.

Additionally the report shows some geeky info about computer hardware which we've used for troubleshooting and development planning. A few noteworthy items include the version of Windows, the number of monitors, and screen resolutions.

Windows 7 leads with the most number of installations of our clients, followed by Windows XP. The rest are servers, Vista and Windows 8. Since we started collecting this information with CAMAvision v17, we've been observing a slow but steady decline in the use of XP. This makes sense because Microsoft has been trumpeting the end of support for XP for some time – I even wrote about it in the last newsletter.

The monitor count on the computer information report is interesting to me because right now it's about a 50 – 50 split between computers with a single monitor and two monitors. Since users have to wear many hats to do their job: running combinations of appraisal, tax, mapping, and imagery software, it's not surprising to see the monitor count rising over the last couple years. I think the day is coming, not too far in the future, when we'll see multiple monitor setups surpass the single monitor workstation. As of this writing, we know of over two dozen computers using three monitors, and even a few using four!

A couple other pieces of information about the computer screens that we're monitoring (no pun intended) are resolution and font sizes. These numbers vary greatly depending on the size of the screens and use of the computer. For instance, if a workstation routinely runs a mapping program like ArcGIS, it's more likely to have a higher screen resolution than a workstation used just for data entry. However the screen resolution and font DPI are two pieces of information that can greatly influence the direction of CAMAvision development. Case in point: We still have a small number of users continuing to use the screen resolution 800 x 600. This is the minimum screen resolution supported for Windows 7 and for CAMAvision. I've gotten many questions about the "empty space" on some screens in the program. These spaces are not so empty when running at the lowest resolution.

Just as monitors on the desktop have started to get bigger, more and more users are adding a tablet computer to their list of hardware. Naturally these screens can be quite small: 7 to 10 inches at most. We'll be taking what we learn from these computer information reports and continue to adapt CAMAvision to work in ways that are best for all our users.

The Pure Awesomeness of Income

By: Patrick Alexander

Coming in version 18.5 this summer, the income module will have a plethora of improvements all geared to make your work life more rewarding and fulfilling. Not sure a change in software can have such a profound affect in your day-to-day work? Well allow us to blow your mind once more, as we continue to increase its level of awesomeness.

The first enhancement out of the gate is the ability to track the square footage for non-per/SF priced income lines. No longer will you need to sit and wonder just how big those two bedroom apartments are just because you are pricing per/unit. Simply enter the square footage as a description and the mystery is solved!

Not content with only five rates per income and/or expense line? We understand your pain and have increased the number of rates available to nine. Want to note something specific about a line you are working on, but not all that keen on hunting for it within the statement comment? No problem. We now have a comment on each line. Document to your heart's content!

Have you forgotten to enter that pesky unit quantity of one and had an income line fail to calculate? Have no fear, for CAMAvision is here! Another new feature we have added is the ability to default the units to one when the income line has a square footage entered and is being priced per/SF.

Have some statements where the land is worth more than the income it is producing? I think you will be excited by our final slice of awesomeness in this release. It is the ability to attach a piece of land via cost links, but have the statement calculate its value without breaking out the land in its own bucket. This will allow the cost approach value for the land to stay independent of the income approach valuation.

I am sure you are all thinking, this is just too much awesome to handle for one release! I know, but let me be the first to tease you … in version 19 (slated for later this year) an even bigger change is coming. But for now you'll have to enjoy the slice of awesome that you have in front of you.

eFile Testing Is A Success

By: Sherry Surrett

This year marks the first year for the Missouri homeowners to submit their Personal Property Reporting Forms online through the client's Vanguard Personal Property Website. We had three jurisdictions who gracefully volunteered to try this process.

A special thanks needs to go to Tammy Mackey (Cass County) for all of her great suggestions and feedback that made the eFile what it is today.

I also want to extend a huge thanks to Cass County and Vernon County for starting off the testing with a small subset of their accounts for first mailings. By the time second mailings rolled around, Warren County was on board as well. All three jurisdictions sent out their second mailings with notification that filing electronically was now an option.

During this trial phrase we:

1) Increased the speed of our internet lines to handle all additional traffic for e-Filing.

2) Worked with assessor's office to develop a public friendly and smooth process for filing forms online.

3) Ran numerous test scenarios to ensure a smooth eFile processing experience.

We are looking forward to next year when we can close the book on the trial phrase and open up eFile to all homeowners in these jurisdictions as well as the other five jurisdictions that have hopped on board.

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Did You Know...

By: Mike Weeks

Built into CAMAvision® is a ***Grain Bin Estimator***. Simply click on the down arrow (combo box) to the right of the Change PIN icon within a parcel and you will find the Grain Bin Estimator.
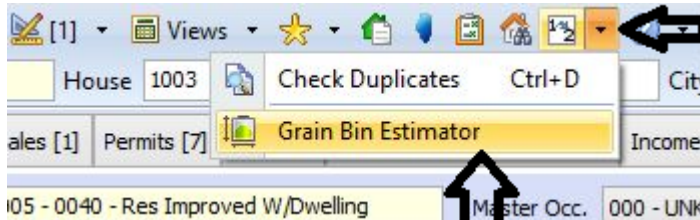
How many times have you been given the Bushel Capacity of a bin or the only information you have on old records are the bushels? By clicking this Estimator you can find the Height x Diameter possibilities of a Bin. You could also use this tool if you have only one of the variables height or diameter and bushels to find out grain bin size.

In the below example, I have typed 10,000 Bushels +/- 3%. The Estimator has highlighted possible matches for me to consider. You also have the ability to apply the compaction factor adjustment as defined on page 1-13 of the Manual.

Grain Bin Size Estimator

This utility will help you estimate bin size (diameter x height) in feet when only the bushel capacity is known.

Estimated Bushels 10000.00 +/- 3 %

☑ Apply Compaction Factor Adjustment (as defined on page 1-13 of the Iowa Manual)

Hght v/ Diam >	15	18	21	24	27	30	33	36	39	42	48	54
10	1500	2200	3000	3900	5000	6200	7500	9000	10600	12200	16000	
12	1800	2600	3600	4700	6000	7400	9000	10800	12700	14700	19200	
15	2200	3300	4500	5900	7500	9300	11300	13500	15800	18400	24000	
17	2500	3700	5100	6700	8500	10500	12800	15300	18000	20800	27200	
20	3000	4300	5900	7800	10000	12400	15100	18000	21100	24500	32000	
21	3100	4600	6200	8200	10500	13000	15800	18900	22200	25700	33600	
22	3300	4800	6500	8600	11000	13600	16600	19800	23200	26900	35200	
24	3600	5200	7100	9400	12000	14900	18100	21600	25300	29400	38400	
25	3700	5400	7400	9800	12500	15500	18800	22500	26400	30600	40000	
26	3900	5600	7700	10200	13000	16100	19600	23400	27500	31800	41600	
27	4000	5900	8000	10600	13500	16700	20300	24300	28500	33100	43200	
29	4300	6300	8600	11400	14500	18000	21800	26100	30600	35500	46400	
30	4500	6500	8900	11800	15000	18600	22600	27000	31700	36700	48000	
32	4800	6900	9500	12500	16000	19800	24100	28800	33800	39200	51200	
35	5200	7600	10400	13700	17500	21700	26300	31500	37000	42900	56000	
37	5500	8000	11000	14500	18500	22900	27800	33300	39100	45300	59200	
40	6000	8700	11900	15700	20000	24800	30100	36000	42200	49000	64000	
42	6300	9100	12500	16500	21000	26000	31600	37800	44300	51400	67200	
45	6700	9800	13400	17600	22500	27900	33900	40500	47500	55100	72000	

This works similar to a multiplication table with the Diameter on the "X" axis across the top and the Height on the "Y" axis on the left. The height and diameter are only an estimate related to the Bushels.

Comparable Search Within a Parcel:

By: Mike Weeks

At the 2013 User Group meetings, Nick showed us the ability to launch Comp Search from within a parcel. As many of you know Comp Search has been around since CAMAvision® became a windows based program in the early 1990's. You can still find Comp Search in the Extra Modules menu but our programmers added the Icon within a parcel as shown below.

What this tool does is use the selected parcel as the Subject. You still have the freedom to do an Equity Study as well as a Market Study.

Comp Search also has a second Comp Search report. The difference between **Comp Search Property Review** and **Comp Search Property Review #2** is that #2 lists the Subject and comparables next to each other rather than each on a single sheet of paper. Also, don't forget about the ability to print the Comp Search Grid.
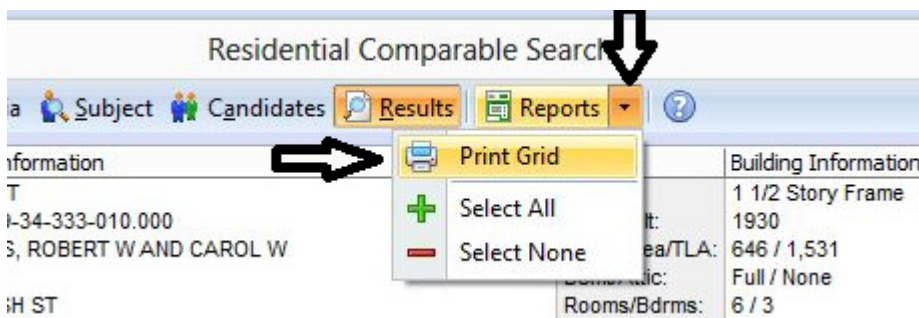
Simply click on the "Down Arrow" (combo box) to the right of Reports and click on "Print Grid." This will show the basic information as well as the photo of the subject and the comparables the system found as well as any comparables you have added.

Comp Search remains a powerful tool for your office to support values and gives you a lot of flexibility to defend your values.

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Join us on LinkedIn

search: "Vanguard Appraisals"

Query Exports for EXCEL 2013

By: Danielle Powell

Microsoft has made some changes to the way data imports into Excel for the 2013 suite of MS Office. What does this mean for the CAMAvision user? If you do not have ProVersion, your method for opening exported queries will change for Excel 2013. Do not fear. Just follow the steps outlined below to get up and running again.

Note: Users with ProVersion already have the ability to export directly to Excel format and should not need to follow these steps.

1. **Exporting a Query**
    a. Open a saved query or create one from scratch.
    b. Use the File menu (from the Preview tab) to Export
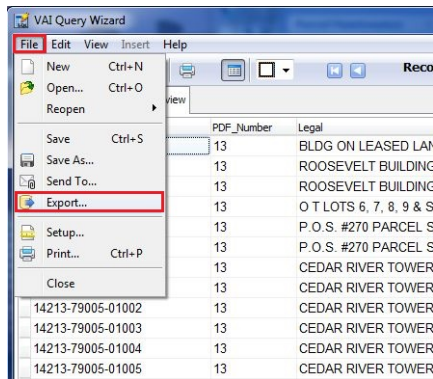
    c. Click the Ellipse button
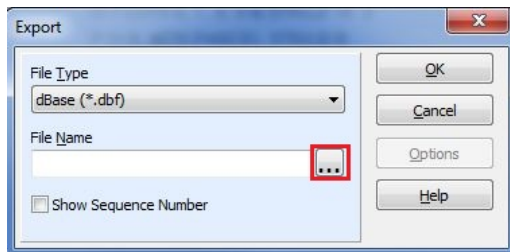
    d. Choose a location (e.g. Desktop)
    e. Type a "File name" (see rules below for best results)
        i.   Maximum of 8 characters
        ii.   Letters/numbers only
        iii. No special characters: spaces, underscores, hyphens, etc.
        iv.   Keep the ".dbf" at the end of the file name
    f. Click the "Save" button
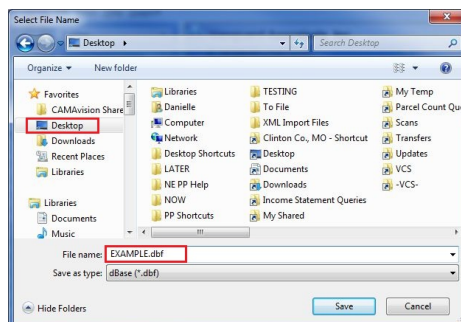
Query Exports for EXCEL 2013-Continued

g. Verify the location and file name, and click "OK"
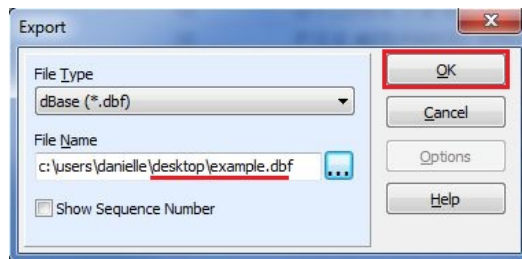
h. The DBF file (and a DBT file, if legal included) appear on your desktop
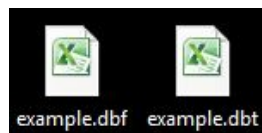
2. **ODBC dBase Setup** (*this should only need done once if future query exports are saved to the same location*).
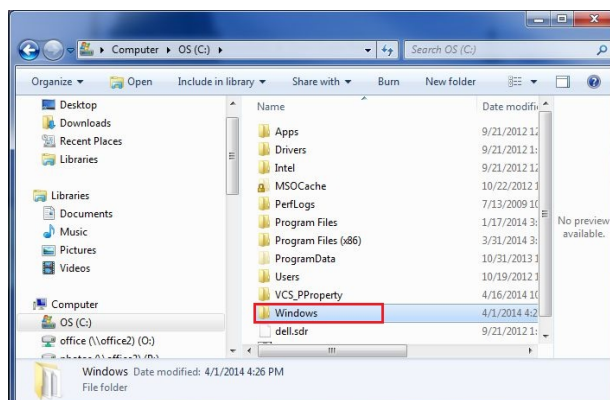
a. Open the "odbcad32.exe" file located in your C:/Windows/SysWOW64/ directory
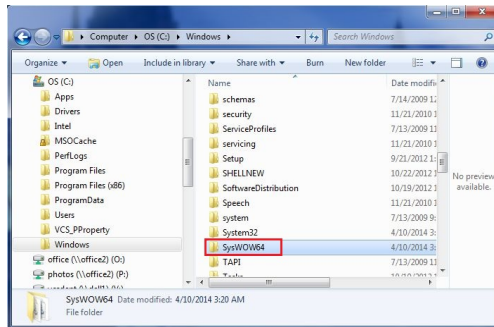
i. Open "Computer"
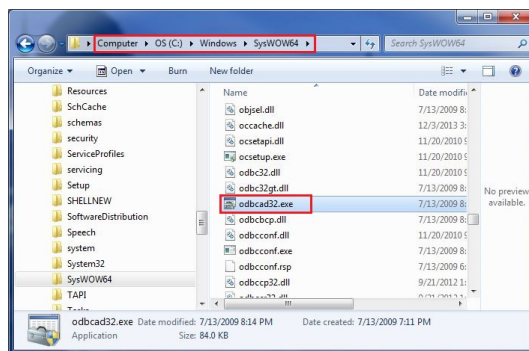

ii. Open "OS (C:)" drive
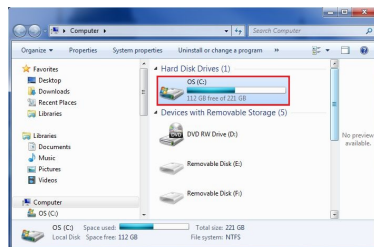
iii. Open "Windows" folder

Query Exports for EXCEL 2013-Continued

iv. Open "SysWOW64" folder

v. Double-click "odbcad32.exe"

b. On the "User DSN" tab, click the "Add" button
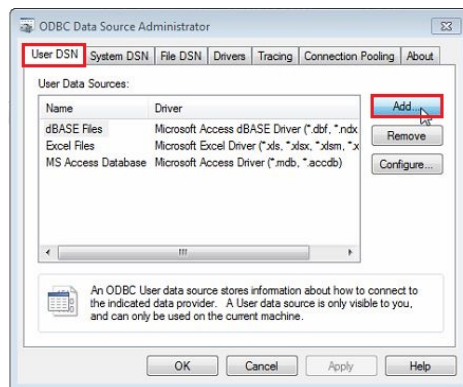
c. Select "Microsoft dBase Driver (*.dbf)"
 i. Press the "Finish" button
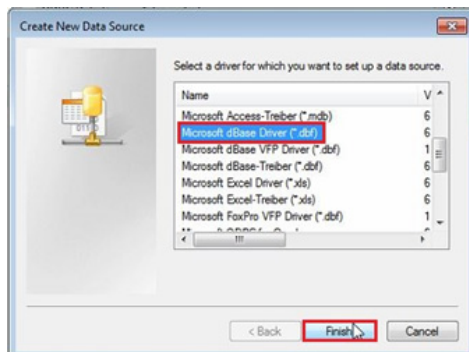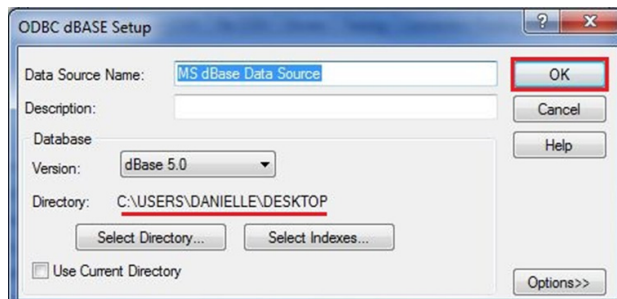
Query Exports for EXCEL 2013-Continued

    d.   Type in the Data Source Name, "MS dBase Data Source"

    e.   Uncheck the box for "Use Current Directory"

    f.   Click on the "Select Directory" button
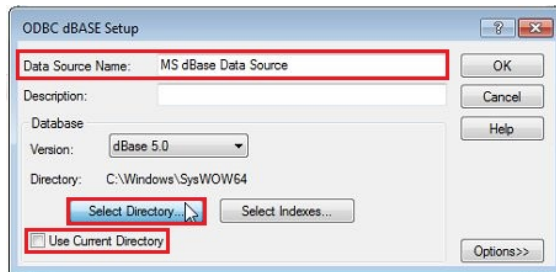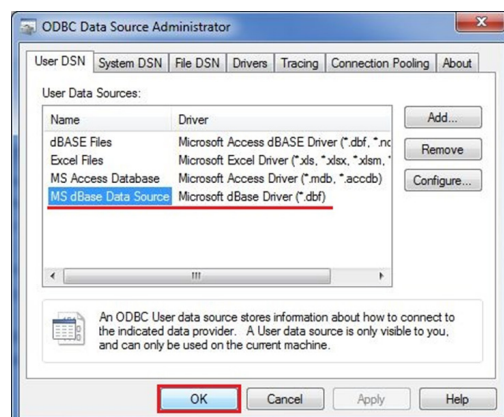
         i.   "Folders" (right side): select the location of your DBF file (e.g. Desktop)

        ii.   "File name" (left side): any DBF files (exported queries) currently located in the selected folder will appear in a list

       iii.   Press the "OK" button
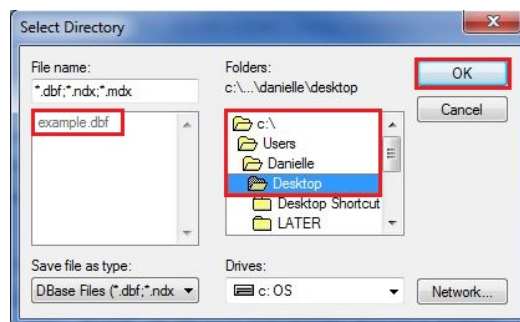
    g.   Verify the Directory location, and press the "OK" button

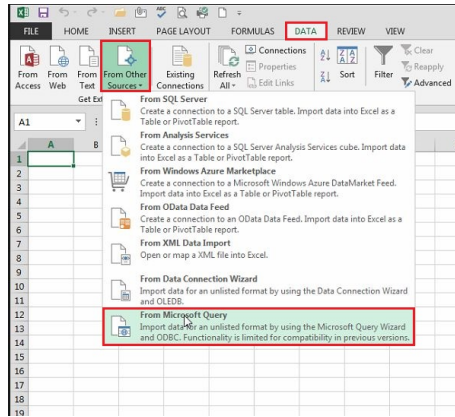   h.   Verify "MS dBase Data Source" appears in list, and press "OK"

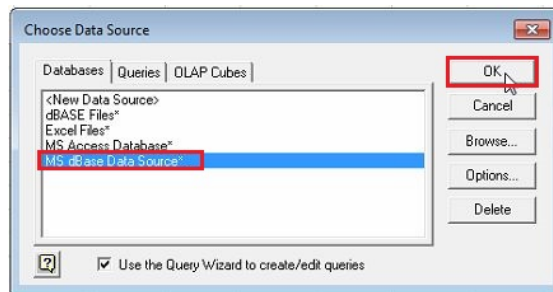# Query Exports for EXCEL 2013-Continued

**3. Importing DBF/DBT files into Excel 2013**
  a. Open Excel 2013 to a new (blank) workbook
  b. Click on the "Data" tab
          i.   Click "From Other Sources"
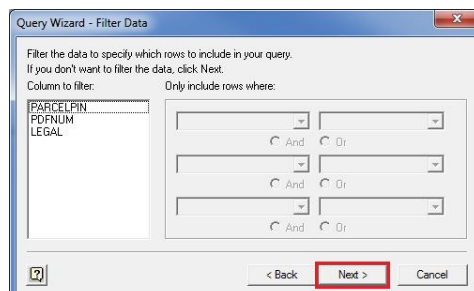   ii. Select "From Microsoft Query" from the menu

  c. Select "MS dBase Data Source" from the list
          i.   Click the "OK" button

  d. Select the file to open from the list on the left side
          i.   Press the > button to move all columns to the right side
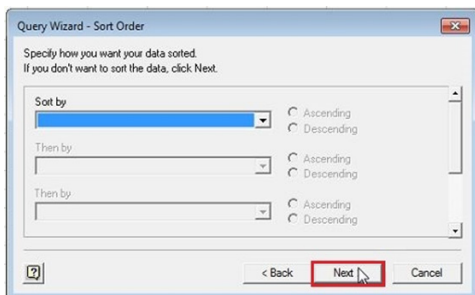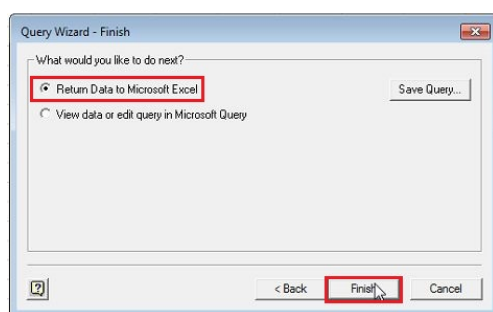   ii. Press the "Next" button
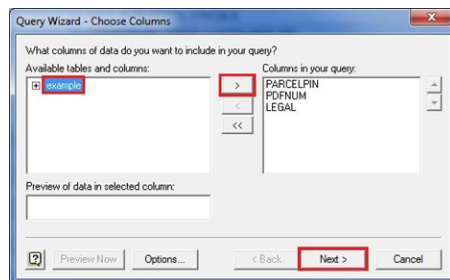
  e. Press the "Next" button
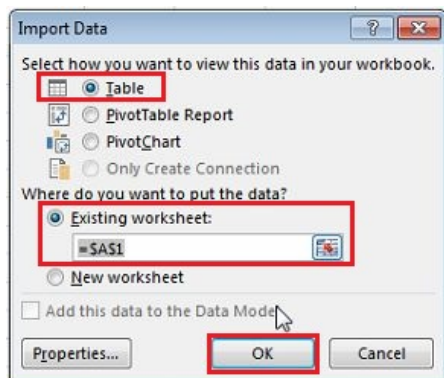
Query Exports for EXCEL 2013-Continued

f.   Press the "Next" button

g.   Select "Return data to Excel"
    i.   Click the "Finish" button

h.   Defaults to "Table" & "Existing worksheet" (cell A1)
    i.   Click "OK"

i.   Query data (with Legal, if included) will import into the spreadsheet
    i.   Save as Excel workbook (to any location, rename if desired)
    ii. Delete the DBF and DBT files from the desktop
    iii. Open the Excel (*.xlsx) file to review/edit as needed

|	A	B	
1	PARCELPIN	PDFNUM	LEGAL
2	14213-77006-02000	13	BLDG ON LEASED LAND P.O.S. #1708 PARCEL A & O T LOTS 1 TH
3	14213-78004-01000	13	ROOSEVELT BUILDING CONDO APARTMENT 1
4	14213-78004-01001	13	ROOSEVELT BUILDING CONDO APARTMENT 2
5	14213-79001-00000	13	O T LOTS 6, 7, 8, 9 & STR/LB 10 2
6	14213-79002-00000	13	P.O.S. #270 PARCEL STR/LB B
7	14213-79003-00000	13	P.O.S. #270 PARCEL STR/LB A
8	14213-79005-01000	13	CEDAR RIVER TOWER CONDO UNIT 105
9	14213-79005-01001	13	CEDAR RIVER TOWER CONDO UNIT 109
10	14213-79005-01002	13	CEDAR RIVER TOWER CONDO UNIT 114
11	14213-79005-01003	13	CEDAR RIVER TOWER CONDO UNIT 115
12	14213-79005-01004	13	CEDAR RIVER TOWER CONDO UNIT 116
13	14213-79005-01005	13	CEDAR RIVER TOWER CONDO UNIT 117

Multi Res/Multi Class Easy Search

By: Terri Scheuermann

With the recent Iowa Department of Revenue rule regarding Multi Residential and Dual Classed property there have been many questions and ideas of how to track them in CAMAvision. Here is one EASY way to track those properties once you have identified what properties will be affected:

If you were to make a standard note such as simply typing multi res OR dual class, those parcels can then be easily found by utilizing the Query Lite with Notes search.
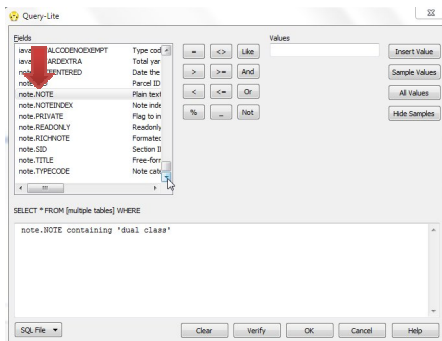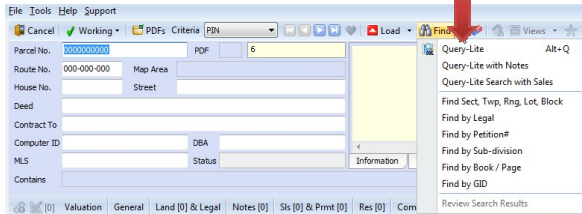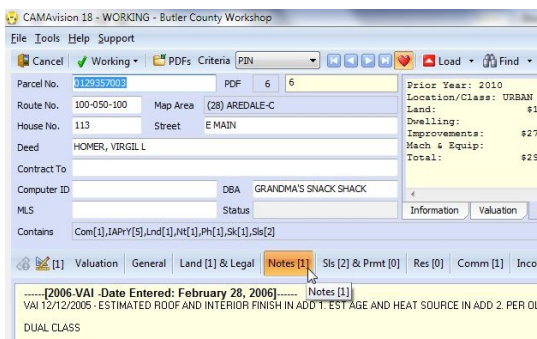

Select Query Lite with Notes from the Parcel Search Screen

Scroll until you find the field note. NOTE ~ double click to place it in the query then type containing 'dual class' and select OK

The parcel list is displayed. Select OK.
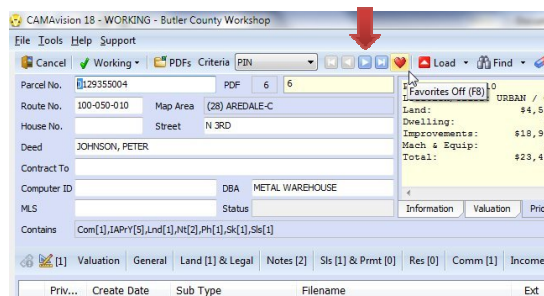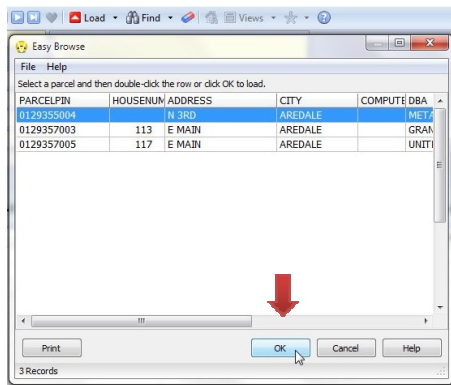
Select the right arrow key now to scroll through those parcels that have a note containing the words dual class. Now how easy is that?

VCS Tech Team-Tablet Tips

By: Marty Barrett

Looking for a device that can do it all? The Lenovo Helix might be for you.

When attached to its base the Helix looks just like a regular clamshell notebook. You can carry it around and type just like a normal laptop. It has a decent quality keyboard for a device of this size. Compared to some other 'convertible' devices this keyboard is much better to type on. The keyboard even includes a second battery to allow for extra life.

When detached the Helix functions as a tablet. The 'slate' piece is fully detachable from the keyboard, allowing you to venture forth into the world without being weighed down by a heavy keyboard.
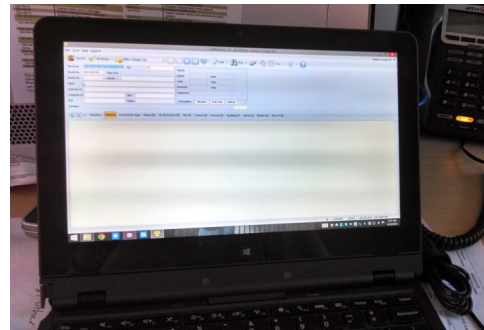
CAMAvision Remote works great on this tablet. The 11.6" screen provides plenty of room for your work and it has plenty of horse power to run very intensive tasks. The Helix also has pen support with a pen that stores inside of the tablet (to prevent losing your pen).

Welcome to our newest clients for 2013 & 2014

North Dakota
Cass County
City of Grand Forks
Dickey County
Hettinger County
LaMoure County
Logan County
Mandan City
Oliver County
Pierce County
Slope County
Towner County

Minnesota
Becker County
City of Moorhead
Pipestone County

Nebraska
Seward County

Missouri
Clark County
Phelps County

South Dakota
Dewey County
Walworth County

Register for 2014 User Group Meetings

Iowa-October 22nd & 23rd at the Cedar Rapids Marriott Cedar Rapids

Minnesota-October 15th & 16th at the Holiday Inn St Cloud

Missouri-August 13th & 14th at the Stoney Creek Inn Columbia

North Dakota-September 16th & 17th at the Comfort Inn Bismarck

South Dakota-July 29th & 30th at the Best Western Ramkota Pierre

At this year's meetings we will be offering a commercial school day 2 with Bob Ehler

http://www.camavision.com/events.php

15 Year Clients

Iowa
Delaware County
Ida County
Iowa City
Kossuth County
Madison County
Pocahontas County

Illinois
Henderson County

Minnesota
Blue Earth County
Sibley County

Missouri
Andrew County
Barry County
Pettis County

Thank You for your Loyalty

Clients with 20+ years

Iowa
Allamakee County
Benton County
Black Hawk County
Buchanan County
Butler County
Carroll County
Cedar County
Chickasaw County
Clay County
Clayton County
Clinton City
Crawford County
Dallas County
Davenport City
Dickinson County
Emmett County
Fayette County
Floyd County
Greene County

Grundy County
Hamilton County
Hancock County
Hardin County
Harrison County
Henry County
Howard County
Humboldt County
Iowa County
Jackson County
Jefferson County
Keokuk County
Linn County
Mahaska County
Marion County
Monroe County
Muscatine County
O'Brien County
Plymouth County
Poweshiek County

Sac County
Sioux City
Story County
Tama County
Union County
Warren County
Washington County
Wayne County
Webster County
Winneshiek County
Woodbury County
Wright County

Illinois
Douglas County

Minnesota
Mower County
Nobles County
Rice County

2014 Bumper Sticker Contest

Don't forget about your bumper sticker contest for the 2014 user group meeting on your holiday travels. Here's some examples of using the bumper stickers. Try to guess where Nick is at. This is your chance to win $500 off the module license of your choice or serviceplus time. All you need to do is take this VCS bumper sticker and have your photo taken in front something unique.

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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.

Welcome Vanguard's Newest Employees

Molly Ramsey
CAMA Specialist

Kelvin Santee
Mass Appraisal Associate

Robert Bellmer
Mass Appraisal Associate

Torey Scarnati
Mass Appraisal Associate