

# Vanguard Appraisals, Inc.



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

Summer 2013

## Special points of interest:

- Duplicating user manager settings
- Print now is different
- Reorder photos
- Remove those blank PRC pages
- Adjust your middle grade

## Inside this issue:

User Manager Settings	2
Print Now 4.6	3
Tara's Report Corner	4
Sherry's Tips and Tricks	5
Table Utilities	6
Anklets, Salt-water Breezes, and the Nature of the Universe	8
Celebrating 45 years	9
Register for upcoming user group meetings	10
New Employee Profile	10

**News  
 For friends of  
 Vanguard**

## Successful Iowa Workshop

On June 26th, we held a SUPER SUCCESSFUL Iowa Workshop at the Merle Hay Holiday Inn in Des Moines with 57 attendees from 40 jurisdictions. Scott and Terri reviewed the assessors timeline integrated with the CAMAvision® End of Year checklist with an emphasis on sales ratio and setting values.

Door prize Winner  
 Liz Kriegel of Iowa County



When Scott  
 talks...Everyone listens

## Conference Door Prize Winners



Spring ISAC door prize winner  
 Carl Mattes of Humboldt Co Iowa

IPAI March Workshops Door Prize Winner  
 Cindi Lotz Of Fayette County Illinois



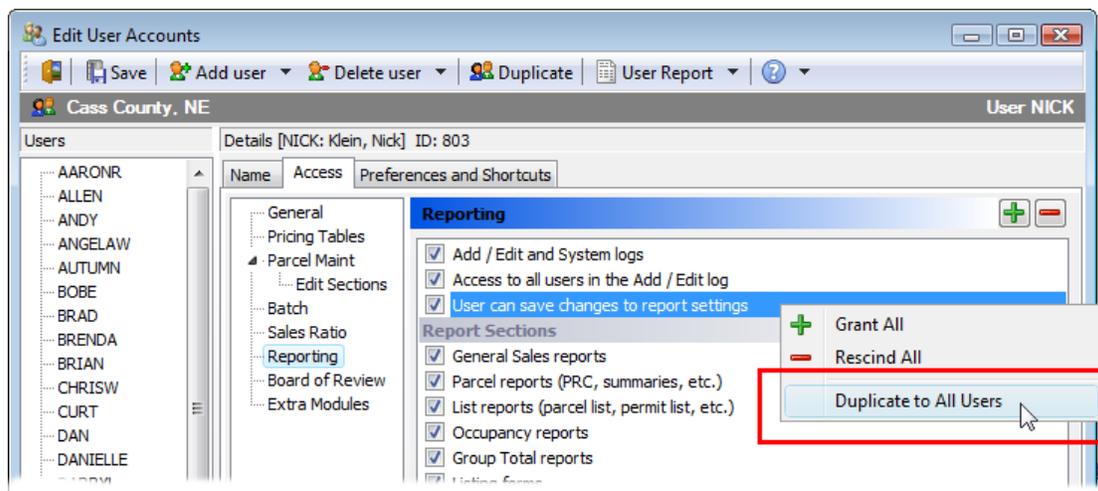
[Back to Index](#)

# Duplicating a Setting in the CAMAvision® User Manager

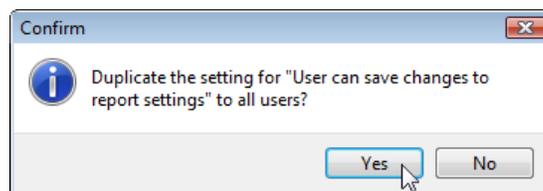
By: Nick Klein

During the setup of user accounts within CAMAvision, it is sometimes necessary to duplicate the same access-rights setting across all users. Whether you have just a couple users or several to configure, changing the same setting for everyone can become tedious. Fortunately there is an easy way to get the job done from within the User Manager.

In this example, I will be granting access to save report settings. It will work with either granting or rescinding an access-right. First select the item and make sure the access-right is appropriately checked – or unchecked. Next, you will right-click on the item to display the action menu.



Select “Duplicate to All Users” located at the bottom of the menu. You will be asked to confirm your decision.



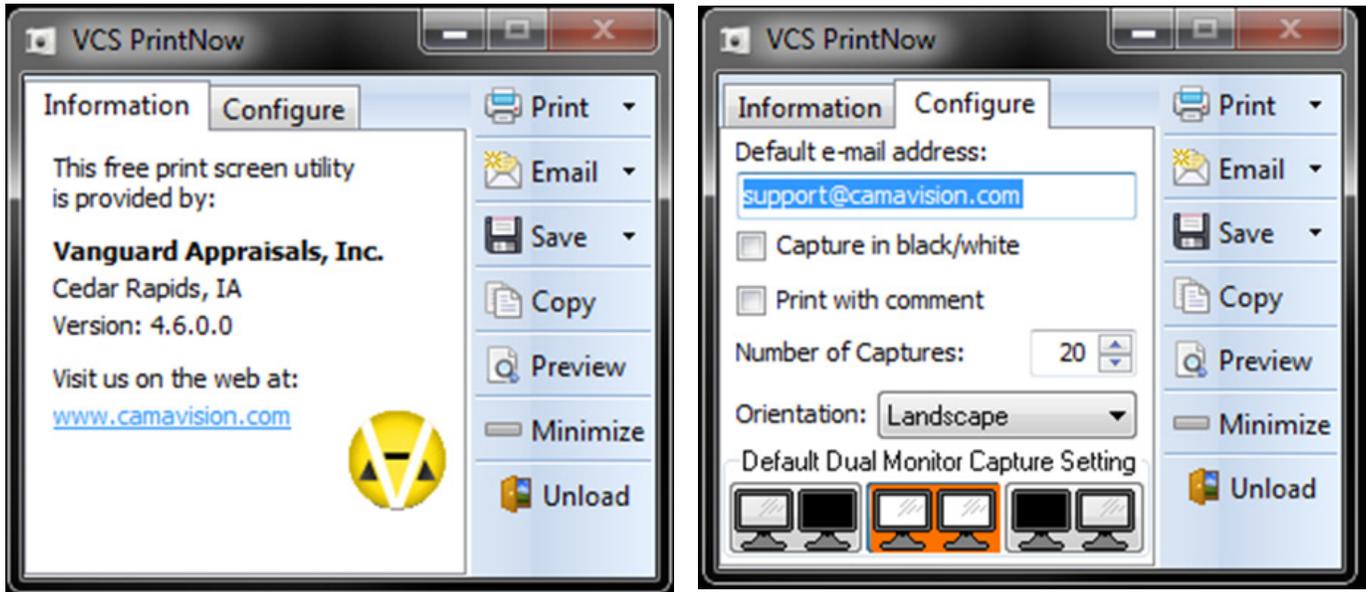
Click “Yes” and this access-right setting will be immediately duplicated to all other users.

And that’s all there is to it! Be sure to click Save before exiting the User Manager to commit the changes.

[Back to Index](#)

# Print Differently—PrintNow 4.6

By: Marty Barrett



Have a question for support and don't know how to describe it over the phone? PrintNow can help. Simply take a screen shot of what you have a question about and email it to VCS Tech Support.

The biggest feature in this new release is that you can now pick the orientation to print from within PrintNow. Printing in Landscape Orientation works better for wide-screen monitors.

The Print Preview toolbar has been updated to use larger icons, just like CAMAvision v17.



Now you can have up to 20 print screens at once.

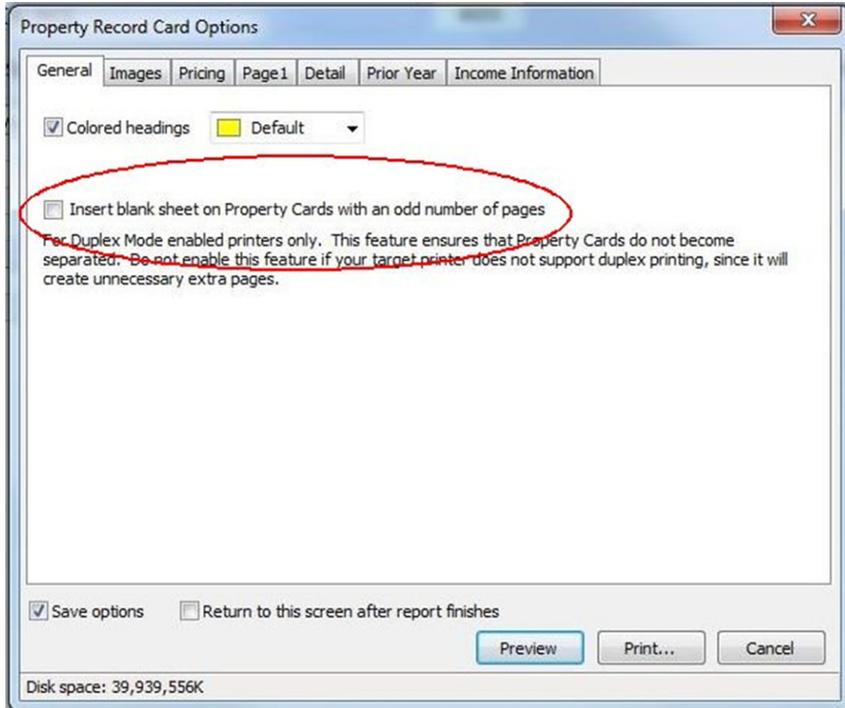


Download the latest PrintNow by going to <http://www.camavision.com/downloads.php> then click PRINTNOW

[Back to Index](#)

# Tara's Report Corner

By: Tara McCormally



There are a few reports in CAMAvision that will print blank pages at the end of each parcel report. If you're printing in batch mode and using the duplex option on your printer, this feature is definitely helpful because it keeps the parcel reports from running together. But for some, this feature isn't really applicable. If your printer isn't capable of duplex printing or you don't use the duplex feature, you may want to turn this feature off on those reports. On the General tab of the report options, you'll find a check box to turn this option on/off:

We've also added a new option to the Property Record Card to suppress the Residential building characteristics if it's Occupancy code of 111-Detached Structure Only.

Instead of seeing this

PDF+PIN: 001130110102000000 Thu, 8/2/2012, 3:54 PM Page 2

Res. Structure		1 of 1		Finish		Plumbing		Addition		Garage	
Occ. Code	111	Ttl Rooms Above #	0	Bedrooms Above #	0	Full Bath		Addition	No Additions	Garage	1 of 1
Occ. Descr.	Detached Structures Only	Ttl Rooms Below #	0	Bedrooms Below #	0	Shower Stall Bath		Year Built		Style	Det Frm
Year Built		Bent Fin Area #1				Toilet Room		EFA		W X L	0' X 0'
EFA / EBYr	/	Bent Fin Area #2				Lavatory		EFA Year		Area (SF)	628
Arch. Dsgn		Bent Fin Area #3				Water Closet		Style		Year Built	1962
Style		Foundation	None			Sink		Area (SF)		EFA	51
AreaSF/TLA	/	Exterior Walls	None			Shower Stall/Tub		Condition		EFF Year	1962
Grade		Roof	None			Mtl St Sh Bath		Phy-Depr.%		Grade	4
Grade Mult.		Interior Finish	None			Mtl Stall Shower		Bent (SF)		Condition	NML
Condition		Flooring	None			No Bathroom		NoBent Fin(SF)		Bent (SF)	
Phy-Depr.%		Non-base Heating		Fireplace		Wet Bar		Heat		Qtrs Over	None
Basement		Floor/Wall #	0			Whirlpool Bathroom		AC		Qtrs Over (SF)	
No Bent Flr.		Pipeless #	0			Whirlpool Tub		Attic (SF)		Qtrs AC (SF)	
Heat		Hand Fired (Y/N)	No			No Hot Water Tank		Obsolescence		Door Opns	
AC		Space Heat #	0			No Plumbing		Functional %	0%	Bent Stairs	
Attic		Appliances				Sewer & Water Only		Economic %	5%		
		Range Unit		Built-In Vacuums		Water Only w/Sink		Other %	0%		
		Oven - Single		Intercom System		Hot Tub		None			
		Oven - Double		BI Stereo		Bidet		None			
		Dishwasher				Fbgls Service Sink		None			
		Microwave				Urinal		None			
		Trash Compactor				Sauna		None			
		Jennair				WPool Bath w/Shower		None			
		Security System									

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Qty/Adj	Description (RCN \$0)	Units	Price	Base Value	Grade	Year	Phy%	Foos%	Ecos%	Other%	Depreciated Total (RND nearest dollar)	Map	Appraised Value (RND nearest \$100)
1 of 1	111 -- Detached Structures Only												
	Base Heat												
	Add Central Air	0	\$0.00	\$0									
	Garage: Att Frame	0 SF		\$0		2012	0.00						
	<b>Building Sub Total</b>			<b>\$0</b>	0.950	2012	1.00	0	0	0	<b>\$0</b>		
BEx	[NONE]	0 SF	\$0.00	\$0	0.950		1.00	0	0	0	<b>0.00</b>		
1 of 1	Adtn 1 Story Frame	0 SF		\$0	0.950	2012	1.00	0	0	0	<b>\$0</b>		
	<b>Building TOTAL Value</b>										<b>\$0</b>	<b>1.000</b>	<b>\$0</b>

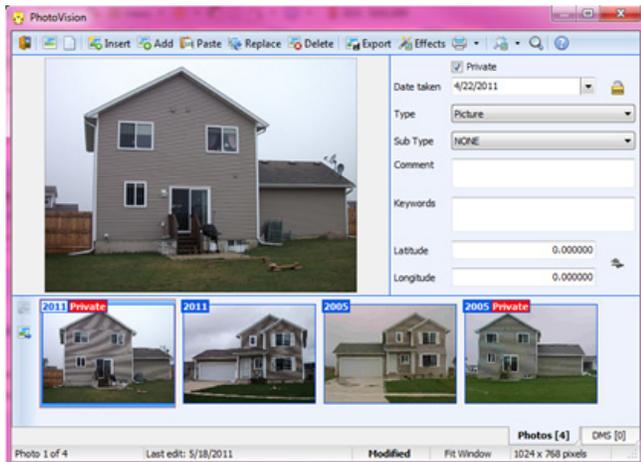
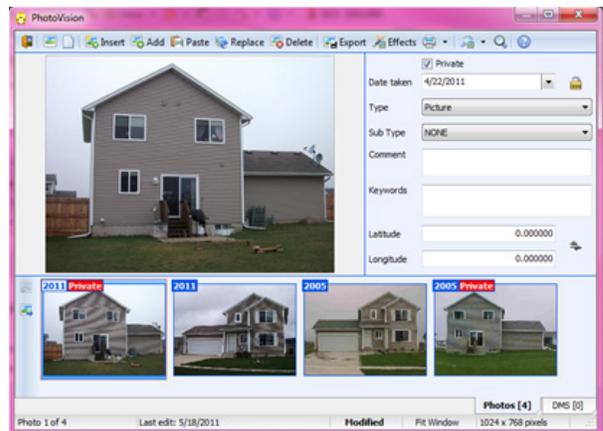
[Back to Index](#)

# Sherry's Tips and Tricks

Did you know you can use “gestures” or “click and drag” to reorder your photos within Photovision?  
Simply click either at the top (or the bottom) of the large image and drag your mouse down (or up) across the image.

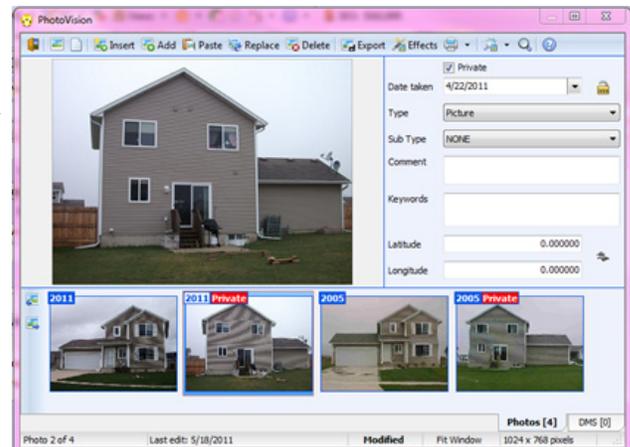
- Starting from top and dragging down will move the image down the list or to the right on the slider.
- Starting at the bottom and dragging upward will move the image up the list or to the left of the slider.

**Before:** Back of the House Image in 1<sup>st</sup> position



**After:** Back of the House Image is now in 2<sup>nd</sup> position

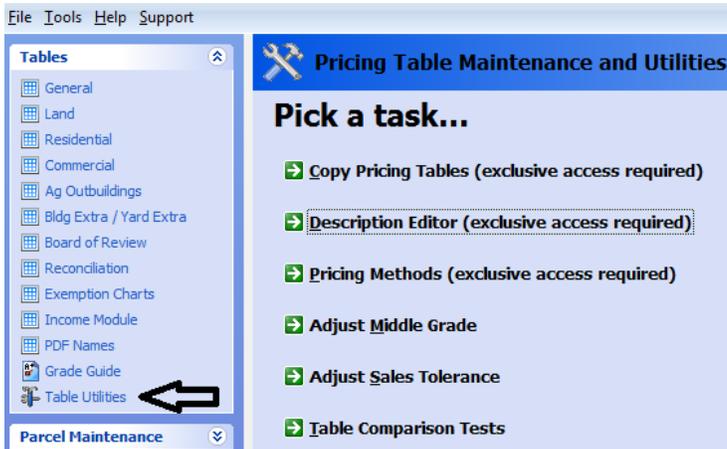
**Click and Drag**



[Back to Index](#)

# Table Utilities

By: Mike Weeks



We're all aware that we copy Test to Main tables from the Table Utilities option of the Tables Main Menu option but what other Utilities or tools are at your disposal?

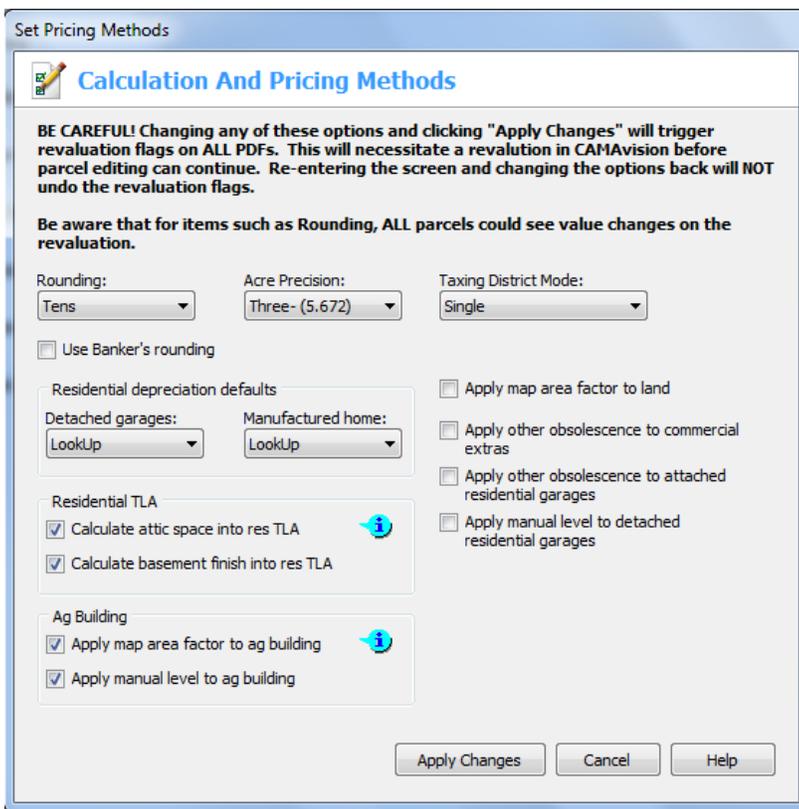
- The next option is the Description Editor which allows the user to actually change the name of the table. Once opened you see a variety of Yard Item table names that may be changed.

Also included is the new User Table1 that appears on the Status and Legal Screen. For example if I change my User Table1 to "2013

Flood Property" then I have a very easy way to query any parcels that I will have to revisit in the next couple years to deal with. I would also then have the ability to find those parcels via the Query Wizard for such agencies as FEMA and any City or County looking for data on the value lost, etc... The possibilities are endless.

If you have the Exemption Module or Reports Plus you can change those table names to be the name

of the exemption or even the track your homestead and military exemptions within CAMAvision.



- In the Calculation and Pricing Methods option you have the opportunity to change your system rounding, the number of decimals used in your Acre calculations and much more. **Be very careful when making these changes as you will be required to run Revaluation and therefore change what is getting exported to GIS or Tax Administration systems.**

Because we work with different Tax Systems there is the ability to change the decimal place to export in two or three decimal places. You would then use the Acre Precision Field.

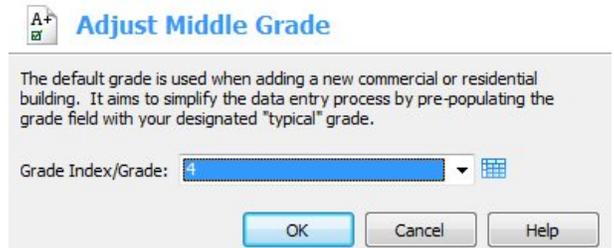
[Back to Index](#)

The Taxing District Mode, either Single or Multiple, must be used and changed if planning to use the Reports Plus Module to print your abstract out of VCS. As a side note you would also have to use the Exemption Module and reconciliation in our system for the abstract.

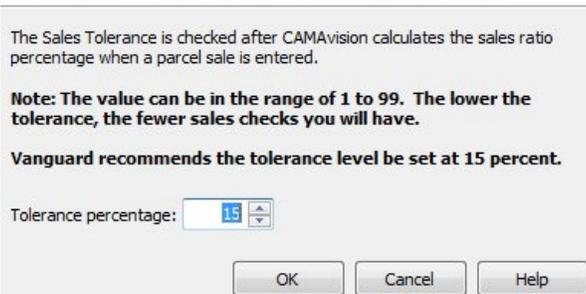
Other changes made in this area include the Residential TLA section where many jurisdictions choose to calculate attic space into the Total Living Area field on the Residential Structure screen. Another option is to calculate the basement finish into the TLA which is not recommended. Again these changes will force a revaluation of your system.

Iowa clients you should not be applying a map area or manual level to your Ag Buildings if applying an Ag Factor. But again this is an option for flexibility for other states that may not use an ag factor.

- Next is the ability to Adjust the default Middle Grade. The default is Grade 4 (or C if you have changed your table to Alpha grades). As stated in the dialog box, this is the typical grade for your jurisdiction to simplify data entry when adding a new structure.



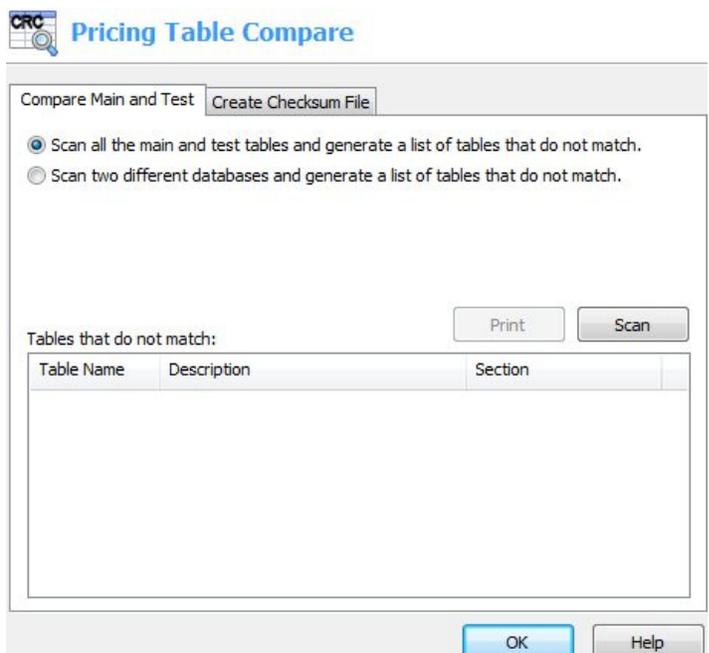
### Sales Tolerance Percentage Editor



- You may also adjust the sales tolerance percentage. If a sale is plus or minus a certain percentage a prompt displays asking the user if they wish to apply a sales check. When reviewing your sales you may want to start reviewing all sales that are 10% off rather than 15%. This is where you would change that option.

- The final tool is the Table Comparison Test. I recommend running this scan anytime you're making changes to your tables and promoting your Test Tables to Main Tables. We have had instances where a user didn't realize someone else in the office had made a change to a table then copied all their Test Tables to their Main Tables thus changing values they didn't mean to change. I recommend running this before any table updates.

As always for questions or assistance with any of these settings/utilities feel free to contact technical support or your Sales Representative Stan, Lori, Mike, Terri, Ryan, Donnie, Joel or Jennie. Thanks.



# Anklets, Salt-water Breezes, and the Nature of the Universe

[Back to Index](#)

By: Patrick Alexander

A soft ocean breeze gently tugs against your shirt as you sit on the beach under the warm afternoon sun contemplating the nature of existence along with the best way to bring in hundreds of new photos into your CAMAvision. Your mind conjures up dreadful experiences from years past, hours of endless tedium opening parcels one-by-one and attaching new photos to them. Well I am here to put your worried mind at ease and allow you to get back to your more philosophical ponderings, for starting in version 16 we have the perfect method for just such a thing!

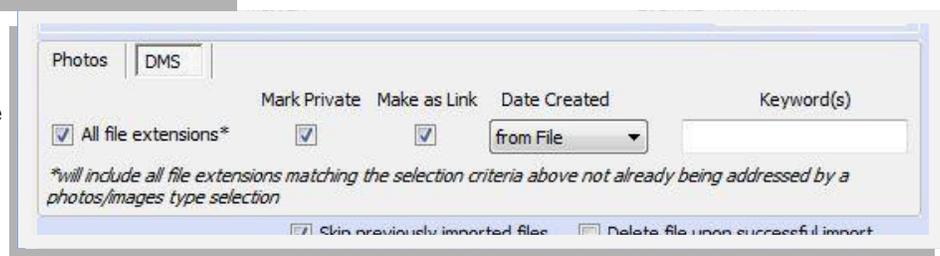
Located under the transfers tab, the Batch Photo Import process will appear as long as you have a license for the PhotoVision module. This new process will allow us to bring in all of the pictures in one shot, provided that they either have the parcel PIN or computer ID in the filename or directory name in a consistent manner (i.e. the PIN or ID always starts in the same position and is formatted the same way).

After providing the directory path, PDFs to import into, and key field location information, it is simple matter to select what types of image files to include (supported types include JPG, BMP, PNG, and TIF). Since the TIF format is typically used to capture scanned images, images of this type can be setup to import differently from the other image file types.



Along with the type to import as (i.e. Picture, Document, or Other) you can also set all incoming images to be marked private. Additionally you can specify how the date taken is determined (from an image's EXIF information, from the file date, or simply the current date at the time of the import). You can have the import add the new images to the front of the parcel's photo list (by checking the insert box) or allow any new images to be added to the end of the list. Finally, you can add one or more keywords to each of the imported files.

Available this fall with version 18 of the software, the Batch Photo Import will also allow the importing of DMS documents. This functionality will be enabled as long as you have a Pro Version license. The DMS side of the Batch Photo Import will allow the loading or attachment of links for all non-selected file types (i.e. if a file has already been selected by the Photo side of the import it will not be imported into the DMS as well).



The final two options on the screen allow you to skip any previously imported files and/or delete the physical file upon successful import into CAMAvision. Once all of your options have been set you can run the entire import in test only mode to ensure everything is going to import as desired. Once you are satisfied with the test results, uncheck test mode and import your photos and documents. In a matter of moments, all of the images will be attached, allowing you to get back to more weighty matters, such as just why those nubs at the end of your shoelaces are called anklets.

# Celebrating 45 years



 **VANGUARD APPRAISALS, INC.**   
**1968-2013**



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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.

## Register for 2013 User Group Meetings

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

Iowa-September 17th & 18th at the Cedar Rapids Marriott-Cedar Rapids

North Dakota-October 22nd & 23rd at the Comfort Inn-Bismarck

Minnesota-October 24th & 25th at the Ramada Inn MOA-Bloomington

## New Employee Profile—Adam Martin

On May 20th of this year we welcomed Adam as a website developer. He will enjoy a variety of tasks including design, enhancing and maintaining company websites, maintaining website file servers and helping market Vanguard in various ways. His current projects are enhancing Vanguard Appraisals social media presence, RSS Feed integration into CAMAvision software, introducing an accessible online database for Vanguard sales reps with Responsive Design (visually friendly for viewing on smartphones and tablets in the field).

Adam attended Kirkwood Community College in Cedar Rapids, Iowa and The University of Iowa in Iowa City, Iowa.



Adam comes to us with a wealth of experience including 10 years of Web Design (HTML, CMS), internet media copywriting, reporting and online marketing.

In his free time he enjoys spending time with his wife Molly (married in October 2012), taking new Shiba Inu puppy dog for walks, Editor in Chief of a popular website covering sports entertainment (fancy word for “pro wrestling”), hosting weekly premium podcast content and is big football fan (Iowa Hawkeyes and Dallas Cowboys).

*Philosophy: Remain positive, cut out negativity and life will be good.*

*Favorite Quote: "The good thing about science is that it's true whether or not you believe in it." - Neil deGrasse Tyson*