# Vanguard Appraisals, Inc.

1500 Second Avenue SE Suite 300 Cedar Rapids, IA 52403 Phone# 319-365-8625 Fax# 319-365-0142 Toll Free 1-800-736-8625 www.camavision.com

Winter 2011

Excellence achieved through people, products, and service. ™



#### **Special points of interest:**

- Sales Report
- Conference Winners
- CAMAvision customizes places bar in Windows
- New Employee

#### **Inside this issue:**

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for friends of Vanguard

# **Sherry's Tips and Tricks**

How many times have you ran a Sales Ratio only to find out that you have some pesky sales that potentially shouldn't be included? (As shown below)



#### Please Check These Sales

It is recommended you review the following sales before continuing. The ratios seem unusually large (or small) which could indicate bad sales or the wrong sale price having been entered. If you continue on to reports without reviewing, care should be taken to exclude these sales with the Query Wizard selection, or unpredictable results could be shown on the reports.

The question then becomes do I review these now or do I finish running the ratio and review them later? No matter how you answer that question, there is an easy way to review these parcels.

The next screen that will appear after pressing OK on the "Check These Sales" warning message is a confirmation dialog allowing you to save the list of parcels. Simply press Yes and the list of parcels will be saved.

2	Do you want to add this PIN list to your Favorites for later editing in parcel maintenence?
4	It will appear as "Sales_Ratio_Check" in the saved queries list.
	Yes No

But wait... where did I just save that list to?

Simply go to Parcel Maintenance, Edit/Browse Mode and press the black arrow next to Find button. At the bottom of the list you should see your Sales Ratio Check list, simply click on it to open the easy browse window for parcel selection.



#### Sales Reports – Report and Analysis Tools to Support the Assessment Process Back to Index

#### By: Stan Moellers

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Assessors and staff typically work extensively with the Sales Ratio Analysis to look at sales and how they compare to their assessments.



Let's not forget about the General Sales Reports available under the Reports Tab:



These General Sales Reports provide multiple pre-defined reports that allow the assessor and staff to look at sales in a variety of ways.

The general public, realtors, appraiser and boards of review along with county and city officials will find the Commercial Sales, Residential Sales, and Sales with Photos reports provide very useful information and useful units of comparison.

Running these reports require the user to run a query to select the parcels that have sales arranged by dates, class, and location. We all remember how to run queries, right? If not you can always check out Net News by clicking Help at the top of the

Camavision screen and look at the Camavision handouts.

0	CAMAvision Help	
?	CAMAvision Manual (req. Adobe Reader)	
e	Net News	
V	Vanguard Appraisals Homepage	
	Download GoToMyPC client	
6	Browse Folders	,
	Computer Info Report	
	Auto-NSysEdit Utility	
	About	

#### VCS Net News 😰 Refresh Help CAMAvision News Vanguard Appraisals Events Vanguard Appraisals Newsletters CAMAvision Handouts When is the Grade not the Grade (PDF) VCS Condition Guide O 2010 Cost vs Value 2010 Workshop Residential Condition 2010 Workshop Residential Grading Bob E Grade Guide for 2008 Manual Grade Items Rankings Clear New Construction Archive Module O CAMAvision Backup Clearing Exemptions Clear or Edit Parcel Flags Creating a Certified File Creating Prior Year History Add/Edit/System Logs Sales Ratio Statistics Ouplicate Parcel Number Check Turning Recon On 2008 Manual Conversion - Planning and Preparation (PDF) User Group Handouts Basic Queries and Query Lite (PDF) Board of Review Manager 2010 Value Export

- 0 Value Export for Incode
- O Table Overview

Report 🔺	Custom	Description
Commercial Sales	No	General commercial sales report
Depreciation Analysis	No	Residential Depreciation Analysis
Resale Analysis	No	Resale Analysis of parcels with multiple sales
Residential Sales	No	General residential sales report
Sales with Photos	No	Public Sales Report with Photos

## Sales Reports

🚺 Query Wizard 👻 📓 Proceed 0

Choose the reports, generate a guery of selected parcels, then click Proceed to create the reports.

#### The rest is easy as you follow the on screen prompts to print each of your reports.

#### Back to Index

#### **Commercial Sales Report**

CAMAvision Asse	ssor						
Commercial Sales Re	eport			Tue, No	ovember 30, 2010 12:	18:06 PM	Page 1
Parcel Number		Occupancy	GBA (SF)	Bsmt Area**	AV Land	Sale Date	\$-Ttl/SF
Deed - (C)ontract		DBA	Year Bit	EFA	AV Bldg	Sale Code	Tt/Unit
Seller		Style	# Stories	Grade	AV Impr	Sale Amount	S-SP/SF
Buyer		Entry Status	# Units	Condition	AV Total	Recording	SP/Unit
Street Address							
Map Area	Route Map						
1211255029		Restaurant	3720	1470	\$6,160	6/11/2009	19.18
KLINC LLC		KLINC'S CAFE	1890	120	\$0	D000	\$0
DIETZ, STEVEN L		Brick / Blk - Wood	2	5	\$65,189	\$40,000	10.75
KLINC LLC		Inspected		Excellent	\$71,349	2009-2374	
200-202 S CHERRY							
SHELL ROCK-C	504-050-010						
And the second							

#### **Residential Sales Report**

#### CAMAvision Assessor Residential Sales Report Tue, November 30, 2010 12:30 PM Page Parcel Number Deed - (C)ontract Occupancy Location - Class Building Style Building Grade Bsmt Finish SF Att. Gar Area Attic Finish Det. Gar Area AV Land AV Bldg Sale Date Sale Code Base Area Addtn Area Seller Year Built Condition Bsmt Area Bedrooms Lot Area SP AV Impr Sale Amount Buyer Street Address Map Area Entry Status Phy. Depr. % Cntrl A/C Bathrooms GBA\* AV Total Recording Route Map 3/11/2010 D26 \$212,500 083640004 \$4,942 \$185,429 \$0 \$190,371 <sup>4</sup> 3-10 Normal 0 SPEARS, LARRY D & KERI A RURAL/AG DWELLING 484 None SPEARS, LARRY D & KERLA SCHNEIDER, RICK SPEARS, LARRY D & KERLA 21765 BUTLER 08-BUTLER 1,060 Yes 2007 Info From Owner 2 2010-0924 000-000-000 1529301011 Single-Family / Owner Occupied 1 Story Frame 1,560 0/0/0 603 \$19,800 6/21/2010 URBAN/RESIDENTIAL 0 11,100.00 1,560 AKKERMAN, LARRY & KATHIE None 2 \$119,917 D25.1 0 VGM DEVELOPMENT CORP AKKERMAN, LARRY & KATHE 1411 WATSON WAY PARKERSBURG 2009 Normal \$0 \$139,717\* \$172,800 2010-2328 Inspected Yes 2.25 000-000-000

#### Sale Report with Photos

CAMAvision Assessor Public Sales Report with Pho







 Address:
 1411 WATSON WAY

 Sale Price:
 \$172,800
 Date:
 6/21/2010

 Recording:
 2010-2328
 Code:
 D25.1

 Assessed Value:
 \$139,717
 Code:
 D25.1



 Address:
 264 BIRCH

 Sale Price:
 \$122,500

 Date:
 7/6/2010

 Recording:
 2010-2518

 Code:
 D0

 Assessed Value:
 \$105,284

There are two reports that provide additional analysis tools to the assessor's office. Depreciation Analysis and Resale Analysis.

#### **Depreciation Analysis**

This report will look at the age of the structure, calculate Replacement Cost New (RCN) of the structure, deduct the land value from the sale, then calculating the difference and comparing it to the RCN gives you an indicated depreciation percentage for that sale.

To run this report you will need to run the query named: Residential BuildingsDeprAnalysis.sls. This query has all of the correct data for the report. You can select your sales data on map areas and it is recommended that you use your best market area to set your depreciation tables. This report shows the calculations.

#### Back to Index

CAMAvision Asses Depreciation Analysis	SOF Report Sales Dated 1/4/20	10-9/10/2010			Tue, Nover	ber 30, 2010 12:1	IS PM	Page	
Parcel Number Street Address	Map Area	Sale Amount	Land Value	Det. Bidg Value	Dwig Residual	RCN	Depr	Cond	Yr
0201187009 201 N 4TH	GREENE	\$144,000	\$13,566	50	\$130,434	\$162,150	20%	NML	1905
1530404004 1209 WEMPLE	PARKERSBURG	\$200,000	\$21,800	50	\$178,200	\$225,183	21%	NML	1986
1633128008 1026 YORK	NEW HARTFORD	\$99,000	\$5,786	\$990	591,224	\$106,502	14%	NML.	1991
1429185010 809 GRAY	APLINGTON	\$162,000	\$14,981	\$0	\$147,019	\$163,834	10%	AN	1992
1211256006 203 E MAN	SHELL ROCK	\$121,000	\$11,424	50	\$109.576	\$132,609	17%	NML	1992
1211256005 227 E MAIN	SHELL ROCK	\$136.000	\$12,240	\$11,447	\$112,313	\$144,237	22%	NML	1996
0010379011 225 E SYCAMORE	CLARKSVILLE	\$148,500	\$12,714	50	\$135,788	\$194,651	30%	NML	2000
0818155001 421 W GREENE	CLARKSVILLE	\$25,000	\$5,433	\$17,208	\$2,359	50	NA	N/A	2004
1628400055 32739 UTICA	16-BEAVER	\$268,000	\$37,000	\$2,079	\$228,921	\$207,069	0%	NML.	2004
1212105016 614 E MARK	SHELL ROCK	\$198.000	\$25,987	50	\$172,013	\$166,017	0%	NML	2006
1530403012 301 BROOKSIDE	PARKERSBURG	\$242.000	\$21,200	50	\$220,600	\$187,589	0%	NUL	2006
1529326003 511 NICKLAUS DR	PARKERSBURG	\$295,000	\$38,705	50	\$256,295	\$243,885	0%	NML.	2008
1529401004 413 NICKLAUS DR	PARKERSBURG	\$208.000	\$24,806	50	\$183,194	\$159,281	0%	NML	2008
1525302018 1406 WATSON WAY	PARKERSBURG	\$197,000	\$27,872	50	\$169,128	\$177,040	4%	NML	2006
1530256014	04007020000	8170.000	-	**			-	-	-

It gets even better as the report is actually two reports in one. It then displays the calculated depreciation to your current depreciation table to assist you in developing the proper amount of depreciation for each year and condition. The report below shows four properties sold, that were built in 2008 and are listed as being in normal condition. Two have indicated 0% depreciation, one indicates 3% depreciation and one indicates 4% depreciation. Our current depreciation table is using a 2% depreciation amount which seems to indicate that the depreciation table for 2008 is correct. You just need to continue the process until you get to the oldest years. Remember this is mass appraisal and not all years will work out perfectly. Quality of data will have an effect on your statistics and indicated rates.

The base y	/ear shown is	s not the bas	e year that is	curren	ly being used	d in Camav	ision.					8.00		1000			0.0111	
Year Bit	EXCELLE Sales	Cur Adj	VERY GO Sales	DOD Cur	ABC Adj Sa	VE NORM les	AL Cur Ad	NORM/ Sales	AL Cur	Adj	BELOW NO Sales	RMAL Cur	Adj	POOR Sales	Cur	Adj	VERY PO Sales	DOR Cur Ar
*2010		0		0			0		1			11			21			38
2009		0		0			0		1			11			21			36
2008		0		0			1	0, 0, 3, 4	2			12			22			37
2007		0		0			1		2			12			22			37
2006		0		0			2	0, 0	3			13			23			38
2005		0		1			2		3	Ħ		13			23			38
2004		0		1			3	0	4	Ħ		14			24			39
2003		0		1			3		4			14			24			39
2002		0		1			4		5			15			25			40

The report also can show you the results as an average and median to assist your judgment in making depreciation table changes. See Below:

#### **CAMAvision Assessor**

Deprecia	tion Anal	ysis Report	Sales	Dated 1/4	2010-9/10/20	10					Tue, Nover	mber 30, 2010	1:15 PM Pag	e
*The base y Year Bit	ear shown EXCELL Sales	is not the base ENT Cur Adj	year that is VERY G Sales	currently b OOD Cur Ad	eing used in Ca ABOVE NO Sales	mavision DRMAL Cur A	NORMA dj Sales	L Cur Ad	BELOW N Sales	ORMAL Cur Adj	POO Sales	R Cur Adj	VERY POO Sales	OR Cur Adj
*2010	0.9.20	0		0		0		1		11	0.746.0	21		36
2009		0		0		0		1		11		21		36
2008		0		0		1	Avg 2, Med 2 (4 results)	2		12		22		37

#### **Resale Analysis**

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The final report that will assist you in making good assessment decisions is the Resale Analysis. The title indicates this report will show you the percentage between two sales and the trend per month. What a great tool to use in your sales ratio to determine your sale time adjustments.

CAMAVISION Assess	or								
PDF + PIN 0129357014		Address 102N 2ND				Map A	rue, November 30, rea AREDALE	2010 1:31 PM P	age
Sale Date: 03/06/1981 04/07/1982	Sale Code: 000 000	Sale Amount:	\$2,500 \$500	Sale Ratio:	0.00 0.00	Total % Change -80.00%	Time b/w Sales 13 months	Amt Difference -\$2,000	% Per Mont -6.159
Sale Date: 04/07/1982 03/27/1990	Sale Code: 000 000	Sale Amount:	\$500 \$0	Sale Ratio:	0.00	Total % Change -100.00%	Time b/w Sales 95 months	Amt Difference -\$500	% Per Montl -1.059
PDF + PIN 0129359001		Address 20N AUDUI	BON			Map A	rea AREDALE		
Sale Date: 12/18/1986 04/16/2001	Sale Code: 000 000	Sale Amount:	\$5,000 \$14,000	Sale Ratio:	0.00 92.26	Total % Change 180.00%	Time b/w Sales 171 months	Amt Difference \$9,000	% Per Month 1.05%
Sale Date: 04/16/2001 01/11/2010	Sale Code: 000 0	Sale Amount:	\$14,000 \$35,000	Sale Ratio:	92.26 48.78	Total % Change 150.00%	Time b/w Sales 104 months	Amt Difference \$21,000	% Per Month 1.44%

Do you still need help? Give Vanguard a call to assist with all of your report and analysis needs.

# **2010 Conference Winners**



Brad Miller and ISAC Winner John "Mort" Christianson



Ryan Ehil, NDAAO Winner Tracey Dolezal, and Bob Kocer



Lori Knox and MAAO Winner Joan of Blue Earth Co MN

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# **Another Year of Successful User Group Meetings**

#### By: Teresa Ellerby

We have completed another very successful string of user group meetings in 2010. We started with our Missouri meeting in August at the Holiday Inn in Columbia. Day one was split sessions for Personal Property and Real Estate with 107 in attendance while day two was Real Estate only with 65 attendees. We had 34 jurisdictions attend along with nine State Tax Commissioners. This year we had the photo contest with the Vanguard bumper stickers. We had 93 ballots returned with the winner being Perry County and runner up Ralls County. Perry County won \$500 off any module and a blu-ray player, Ralls County won \$500 off any module and a digital camera. We would like to thank Stoddard, Perry, Ralls, Miller, Wright, Maries, Randolph, Linn, and Montgomery counties for participating in the photo contest.

Our North Dakota meeting was in September at the Comfort Inn in Bismarck. 21 jurisdictions attended; 43 attendees day one and 42 on day two. 33 ballots were returned for the photo contest with the winner being the City of Devils Lake and the runner up being the City of Valley City. Devils Lake won \$500 off any module and a digital camera and Valley City won \$500 off any module and a digital photo frame. We would like to thank Devils Lake, Valley City, Rolette, and Barnes counties/cities for participating in the photo contest.

The Minnesota meeting was in October at the Ramada Inn Mall of America Bloomington. We had 13 jurisdictions attend; 57 attendees day one and 50 attendee on day two. 44 ballots returned for the photo contest with the winner being Dodge County and the runner up being Nicollet County. Dodge won \$500 off any module and a digital camera and Nicollet won \$500 off any module and a digital photo frame. We would like to thank Rice, Dodge, and Nicollet counties for participating in the photo contest.

We wrapped up the user meetings in Iowa in late October at the Cedar Rapids Marriott for our Iowa and Illinois clients. 83 jurisdictions from Iowa and 2 jurisdictions from Illinois attended; 191 attendees day one and 154 day two. 139 ballots were returned for the photo contest with the winner being Dubuque City and runner up being Hamilton County. Dubuque City won \$500 off any module and a digital camera, Hamilton County won \$500 off any module and a digital photo frame. We would like to thank Boone, Hamilton, Delaware, Dubuque City, Franklin, Cedar Rapids, Lee, Marion, Montgomery, Wayne, and Wright counties for participating in the photo contest.

Your suggestions for future User Group Meeting topics include: year end process, back to basic with CAMAvision for new appraisers/assessors, sketching tips, query & report creation, setting up your tables and moving them from test to main, updates for new versions, agricultural building, query wizard, grade/condition, land trending, more on updates to CAMAvision, tower & billboards.

A few of your comments from the User Group Meeting include: Very organized & informational, learned a lot of new stuff. Very good conference. I always learn something, Great conference! Very friendly & knowledgeable staff. Very informative. As always, conferences are very interesting, I always leave with new information. Staff always knows their topics and always a great time-good food, drinks & fellowship. Thank you, Always a great job. Knowledge level of instructors is superb, Good location, good facilities. Informative-enjoyed-good discussion with other counties on what they do, etc. Thanks for Lori & Mike. We appreciate them. Very happy to get CEU's for conference this is the first time I attended. Good content, presentations were well done and professional. Classes were informative & always your hospitality is appreciated-especially the pizza Informational-presenters did a very good job. Awesome team you have. Thanks so much, it was great fun & fellowship. Keep up the good work. Again a very nice conference

# Watch the website for 2011 User Group Meeting Dates

# User Group Meeting Winners Back to Index



Brad Miller and Missouri UGM Winners Charles Thriller (Perry Co) and Eilene Anderson (Ralls Co)







Iowa Illinois UGM Winners: Deb Miller from (Dubuque Co for Dubuque City IA), Gwana Wirtjes (Franklin Co IA), and Jeff Felts (Hamilton Co IA)



Ryan Ehli and North Dakota UGM Winners Nick Lee (Valley City) and Donna Wolfe (City of Devils Lake)

# CAMAvision® Customizes the Places Bar in Windows

#### By: Nick Klein

So how many of you use the Places bar in Windows? It made its first appearance in Windows 95. Perhaps you use it and didn't realize what it's called. Or maybe you're like me and sometimes forget it's there. The Places bar is the list of one-click shortcuts to predetermined locations on your computer. It can be found on the left side of most **file open** and **file save** dialog boxes.

The default locations: Recent, Desktop, My Documents, My Computer and Network can be useful. But for daily users of CAMAvision I thought it would be nice if Windows could "just" let us add our own shortcuts, namely the CAMAvision **Shared** folder. Whether working with sketches, photos, exports, or queries, users find themselves navigating to the Shared folder at some point.

I did some research and Windows **does** allow us to modify this list. Imagine: one click and you are taken to the Shared folder. Forget having to wade through convoluted network folders. I know many of you have complex folder structures on your networks; attempting to navigate them can quickly feel like an exercise in futility. Computers and programs are supposed to make our lives easier!

Since **CAMAvision v13** this feature has been getting added wherever the file open and file save dialogs are used. Windows limits the places bar to five location choices, so only the top item is getting replaced. The remaining four items are unchanged. For compatibility with your existing access-rights and other programs, the Places bar is only getting modified while in CAMAvision. This has an added benefit of "just" appearing when CAMAvision is setup on a new computer. Almost like magic.



😽 Save As				×
Save in:	🐌 Shared	- 🧿 🌶 🖻 🛙		Picture:
	Name	Date modified	Туре ^	
	StCharlesIL	2/5/2010 9:12 AM	File Folder	
Shared	퉬 transfers	2/5/2010 9:12 AM	File Folder	
	UAIResListing	7/12/2010 3:53 PM	File Folder	
	PIN01-01-200-405_SK1.vsk	12/8/2008 5:11 PM	VAI Report D	
	PI	10/11/2010 10:11	VAI Report D	
Desktop	Modified sketch save	10/11/2010 10:16	VAI Report D	
	D PI	10/11/2010 10:22	VAI Report D	
	□ PIA	10/11/2010 10:28	VAI Report D	(None)
	PIN_SK5.vsk	10/11/2010 12:53	VAI Report D	
Documents	PIN_SK6.vsk	10/11/2010 12:50	VAI Report D	
	PIN_SK7.vsk	10/11/2010 12:48	VAI Report D 🗏	
	PIN_SK8.vsk	10/11/2010 12:46	VAI Report D	
Computer	PIN_SK9.vsk	10/11/2010 12:16	VAI Report D	
Computer	Sketch1.vsk	10/31/2005 12:36	VAI Report D	
	•		4	
Network	File name: PIN04338-000-00-00-	000_SK1.vsk	Save	
Shortcuts	Save as type: VCS Sketch (*.vsk)	•	Cancel	a a

#### Back to Index

# Archive Module: Old is New Again

By: Marty Barrett

The Report Archive Browser provides the user with a quick and easy way to search, view and/or print CAMAvision® archived reports. These reports keep a digital snap-shot of the parcel data from a specific moment in time. Quick Arc allows the user to quickly jump from a parcel search within CAMAvision® to a list of archived reports for that parcel. Updates will be rolled out with new archives in Spring of 2011.

#### **Archive Browser**

2,	Report Arch	ive Br	owser - [Clay Count	y, IA]					4		x		
F	ile Search	Nav	igate Help										
E	Show Criteria Year: 2009R1 - Reports: Property Record Card - Recently Viewed -												
4	PIN Street	9435-	01-100-002		DPC: 94354		Page	Width		Clo	se All		
	Computer ID	46000	005000		PRC: 94554	01-100-001[2		-RC: 9455-01-100-0	JUZ[2009R1] 🔨		-		
	Route # Deed	000-0	00-000		PDF+RH: 007+9435-01- ,GARFIELD RURALIAGLAND	100-002	C Dead: Contract CID#: 4000005000 DBA: MLS:	Day Councy Assessors Office Mag Roou Taxi Part Subs	Nor, 922 Jnac: GARFIELD TWP-AG C at 600-000-000 L Dist 400 R Rage: 59-190 E dr: NONE	2010,10:00,000 Page 1 hecks/Tags law/Das: law/Das:JCL,070112000 httyStatus: Inspected	=		
	Contract To DBA	CADET			Land Basis Front Ag Land Grand Total Stream Ag Land None	Rear Side 1 Side 2 R	Loc 2F dox 1,154, 10.00 24 1,154,240.00 24 Utilitian Vone	Land nea R22 BFF CualiLand SSO0 Zoning S-r ASPICULTURAL	UntPrice Total Topo Econ : \$94,866 09 09 \$34,866 09 Land Use Cropland	ither 844 <u>8447220500</u> 09 80 884,870 884,870			
arch	нар Агса	OAN I			Date § Jincurr	Salax NUTC Recording	Date Number	Ading Permits	Volue         Volue           Vge         Jografized         Bio/R           nd         Bio/R         80           vig         80         80           rd         80         80	9: Egualtrad Pr 11: 1999 80 80 80 80 80 80	+		
Še			Clear Search	Pag	ge: 1 of 3						r		
Res	sults							······					
	Pin 🛆		Map_Name	PDF	Land_Value	Dwlg_Value	Impr_Value	BOR_Land_Value	BOR_Dwlg_Value	BOR_Impr_Value	5 🔺		
	9435-01-100	-001	GARFIELD TWP-AG	7	32820	0	0	0	0		0		
	9435-01-100	-002	GARFIELD TWP-AG	7	34870	0	0	0	0		0		
	9435-01-100	-003	GARFIELD TWP-AG	7	52200	0	0	0	0		0		
	9435-01-100	-004	GARFIELD TWP-AG	7	55990	0	0	0	0		• +		
•											F		
Re	cord 2 of 1817	72	Reports: 2 of	10	200	9R1 \	\dell1\office\A	pps\ClayIA.2009R:	1\Reports\2009R1\		H		

#### **New Features Include:**

Report Zoom: It is now possible to zoom in on the reports.

**Recently Viewed**: Finding multiple years for the same parcel just got *much* easier. Now just change years and click the parcel again in the recently viewed list.

New Look: Improved layout and modern styling improve the user experience.

ľ	VCS Report Archive QuickArc												
R	Results												
Г	Year PIN Address Deed Contract dba CompID RouteNum Mapname												
	2008R1	9636-20-103-005	1112 12TH ST SE	KOOKER, TODD T & SHANNA M			6403302000	443-001-08F	SPENCER RES-31				
	2009R1 9636-20-103-005 1112 12TH ST SE KOOKER, TODD T & SHANNA M 6403302000 443-001-08F SPENCER RES-31												
:	2 Matches found. DBISAM 4, 29 Build 2												

#### QuickArc

Address Search: Added search options. Extremely useful in the case of pin changes. Really Quick: The updated interface makes it much easier to search, sort, and launch your desired reports. VANGUARD APPRAISALS, INC. 1500 2ND AVENUE SE SUITE 300 CEDAR RAPIDS, IA 52403 PHONE #319-365-8625 FAX#319-365-0142 TOLL FREE 800-736-8625

> 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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## New Employee Profile—Jennie Willis



The Vanguard Family has once again grown with the addition of Jennie Willis to the Field Computer Department. Jenny comes to us with 13 years of experience in the Assessors Office. She started in the Camden County Assessors Office in Camdenton Missouri as a Data Collector. For the past nine years she has served as the Chief Field Appraiser. When not working, Jennie is very active in her two daughters school and extracurricular activities. Jennie says, "At times it seems like I have a part-time shuttle service with band and play practice as my final destinations." When she can find time for herself she enjoys reading, drawing, woodworking, watching movies, and traveling with her girls.

Welcome Jennie to our Missouri Team!

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