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Winter 2011

Excellence achieved through people, products, and service. TM



Special points of interest:

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

Inside this issue:

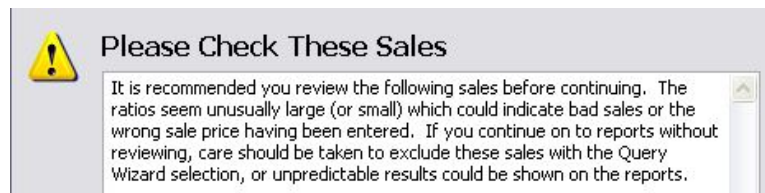
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News

*for friends of
Vanguard*

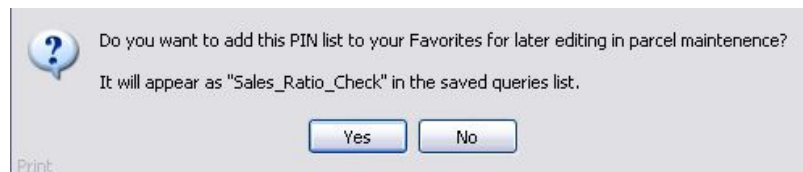
Sherry's Tips and Tricks

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)



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.



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

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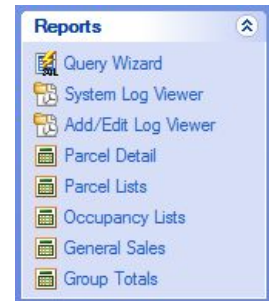
By: Stan Moellers

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



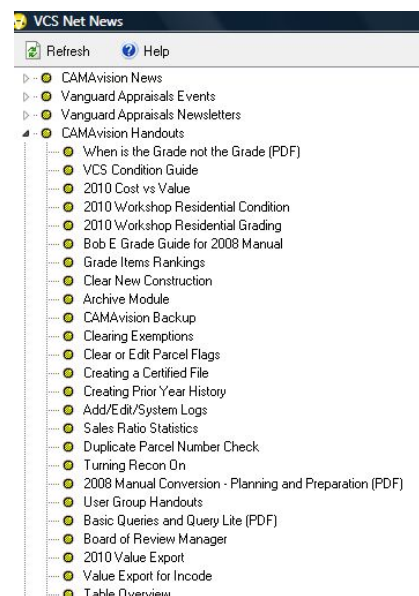
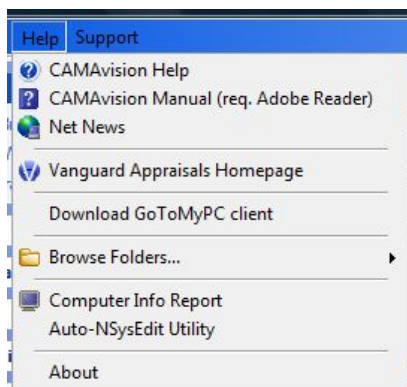
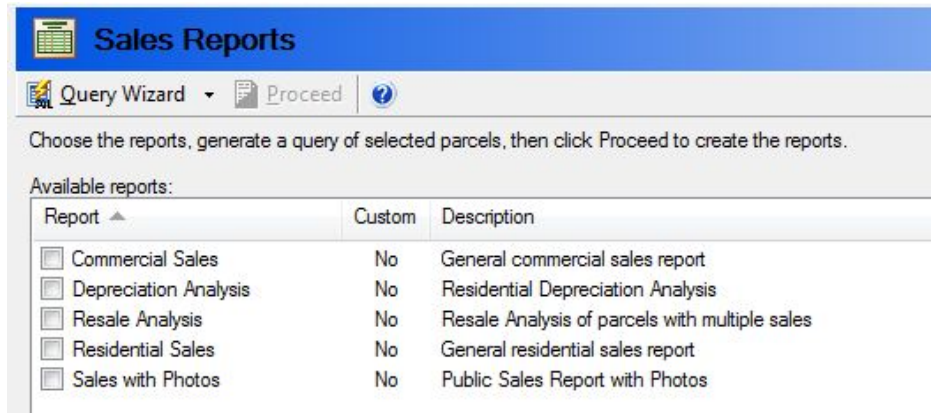
Let's not forget about the General Sales Reports available under the Reports Tab:

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.



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

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Commercial Sales Report

CAMAvision Assessor

Commercial Sales Report

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Parcel Number	Occupancy	GBA (SF)	Bsmt Area**	AV Land	Sale Date	\$-TW/SF
Deed - (C)ontract	DBA	Year Blt	EFA	AV Bldg	Sale Code	TW/Unit
Seller	Style	# Stories	Grade	AV Impr	Sale Amount	\$-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 / Bk - 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					

Residential Sales Report

CAMAvision Assessor

Residential Sales Report

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Parcel Number	Occupancy	Building Style	Base Area	Bsmt Finish SF	Alt. Gar Area	AV Land	Sale Date
Deed - (C)ontract	Location - Class	Building Grade	Addn Area	Attic Finish	Det. Gar Area	AV Bldg	Sale Code
Seller	Year Built	Condition	Bsmt Area	Bedrooms	Lot Area SF	AV Impr	Sale Amount
Buyer	Entry Status	Phy. Depr. %	Cntrl A/C	Bathrooms	GBA*	AV Total	Recording
Street Address							
Map Area	Route Map						
0836400045	Single-Family / Owner Occupied	2 Story Frame	576	0/0/0	800	\$4,942	3/11/2010
SPEARS, LARRY D & KERI A	RURAL/AG DWELLING	3-10	484	None	0	\$185,429	D26
SCHNEIDER, RICK	2007	Normal	1,060	5	162,914.40	\$0	\$212,500
SPEARS, LARRY D & KERI A	Info From Owner	2	Yes	2.5	2,436	\$190,371 ^A	2010-0924
21765 BUTLER							
08-BUTLER	000-000-000						
1529301011	Single-Family / Owner Occupied	1 Story Frame	1,560	0/0/0	603	\$19,800	6/21/2010
AKKERMAN, LARRY & KATHIE	URBAN/RESIDENTIAL	3	0	None	0	\$119,917	D25.1
VOM DEVELOPMENT CORP	2009	Normal	0	2	11,000.00	\$0	\$172,800
AKKERMAN, LARRY & KATHIE	Inspected	1	Yes	2.25	1,560	\$139,717 ^A	2010-2328
1411 WATSON WAY							
PARKERSBURG	000-000-000						

Sale Report with Photos

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Public Sales Report with Photos

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PIN: 0836400045

Address: 21765 BUTLER

Sale Price: \$212,500 Date: 3/11/2010
 Recording: 2010-0924 Code: D26
 Assessed Value: \$190,371



PIN: 1529301011

Address: 1411 WATSON WAY

Sale Price: \$172,800 Date: 6/21/2010
 Recording: 2010-2328 Code: D25.1
 Assessed Value: \$139,717



PIN: 0625401001

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.

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CAMAvision Assessor										
Depreciation Analysis Report Sales Dated 1/4/2010-9/10/2010										
Parcel Number	Map Area	Sale Amount	Land Value	Det. Bldg Value	Dring Residual	BCN	Depr	Cond	YY	
0201182009	201 N 4TH	\$144,000	\$13,566	\$0	\$130,434	\$162,150	20%	NML	1989	
1630404004	1209 VEWPLR	\$260,000	\$21,000	\$0	\$175,200	\$225,183	21%	NML	1989	
1632128006	1526 YORK	\$99,000	\$6,786	\$990	\$91,224	\$106,502	14%	NML	1991	
1429165010	809 GRAY	\$162,000	\$14,981	\$0	\$147,019	\$163,834	10%	AN	1992	
1211250006	203 E MAIN	\$121,000	\$11,424	\$0	\$109,576	\$132,669	17%	NML	1992	
1211250005	227 E MAIN	\$136,000	\$12,240	\$11,447	\$112,313	\$144,237	22%	NML	1996	
0016270011	225 E SYCAMORE	\$145,500	\$12,714	\$0	\$135,786	\$194,651	30%	NML	2008	
0616155001	421 W GREENE	\$25,000	\$5,433	\$17,208	\$2,359	\$0	N/A	N/A	2004	
1628400055	3739 LYCKA	\$268,000	\$37,000	\$2,079	\$228,921	\$207,069	0%	NML	2004	
1212105015	614 E MARK	\$190,000	\$25,987	\$0	\$172,013	\$166,017	0%	NML	2006	
1520402012	201 BROOKSIDE	\$242,000	\$21,209	\$0	\$220,791	\$187,589	0%	NML	2008	
1529130003	511 NICKLAUS DR	\$295,000	\$38,705	\$0	\$256,295	\$243,885	0%	NML	2008	
1529401004	413 NICKLAUS DR	\$208,000	\$24,806	\$0	\$183,194	\$198,281	0%	NML	2008	
1529202018	1408 WATSON WAY	\$197,000	\$27,872	\$0	\$169,128	\$177,040	4%	NML	2008	
1630260014	208 BROOKSIDE	\$179,000	\$17,544	\$0	\$161,456	\$167,200	3%	NML	2008	

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.

CAMAvision Assessor																
Depreciation Analysis Report Sales Dated 1/4/2010-9/10/2010																
*The base year shown is not the base year that is currently being used in Camavision.																
Year Bt	EXCELLENT Sales	Cur Adj	VERY GOOD Sales	Cur Adj	ABOVE NORMAL Sales	Cur Adj	NORMAL Sales	Cur Adj	BELOW NORMAL Sales	Cur Adj	POOR Sales	Cur Adj	VERY POOR Sales	Cur Adj		
*2010	0		0		0		1		11		21				36	
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	13		23				38	
2004	0		1		3		0	4	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																
Depreciation Analysis Report Sales Dated 1/4/2010-9/10/2010																
*The base year shown is not the base year that is currently being used in Camavision.																
Year Bt	EXCELLENT Sales	Cur Adj	VERY GOOD Sales	Cur Adj	ABOVE NORMAL Sales	Cur Adj	NORMAL Sales	Cur Adj	BELOW NORMAL Sales	Cur Adj	POOR Sales	Cur Adj	VERY POOR Sales	Cur Adj		
*2010	0		0		0		1		11		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 Assessor

Resale Analysis Report

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PDF + PIN	0129357014	Address	102N 2ND	Map Area	AREDALE				
Sale Date:	03/06/1981	Sale Code:	000	Sale Amount:	\$2,500	Sale Ratio:	0.00	Total % Change	Time b/w Sales
	04/07/1982		000		\$500		0.00	-80.00%	13 months
									Amt Difference
									-\$2,000
									% Per Month
									-6.15%
Sale Date:	04/07/1982	Sale Code:	000	Sale Amount:	\$500	Sale Ratio:	0.00	Total % Change	Time b/w Sales
	03/27/1990		000		\$0		0.00	-100.00%	95 months
									Amt Difference
									-\$500
									% Per Month
									-1.05%
PDF + PIN	0129359001	Address	20N AUDUBON	Map Area	AREDALE				
Sale Date:	12/18/1986	Sale Code:	000	Sale Amount:	\$5,000	Sale Ratio:	0.00	Total % Change	Time b/w Sales
	04/16/2001		000		\$14,000		92.26	180.00%	171 months
									Amt Difference
									\$9,000
									% Per Month
									1.05%
Sale Date:	04/16/2001	Sale Code:	000	Sale Amount:	\$14,000	Sale Ratio:	92.26	Total % Change	Time b/w Sales
	01/11/2010		0		\$35,000		48.78	150.00%	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

Another Year of Successful User Group Meetings

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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 tool kit & drill set, and Franklin County IA won 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

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



Brad Miller and Minnesota UGM Winners
Wendell Engelstad (Dodge Co) and
Doreen Pehrson (Nicollet 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

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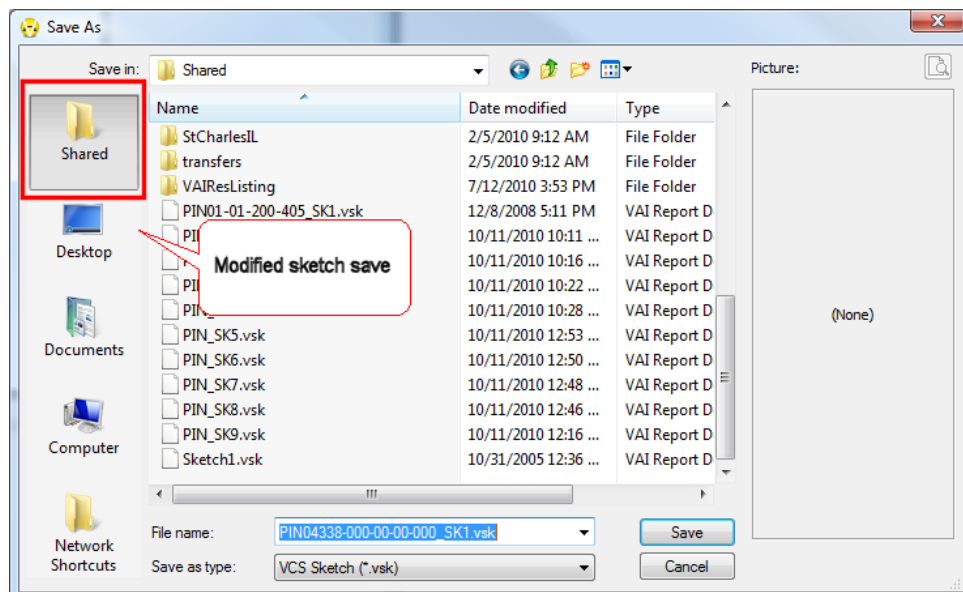
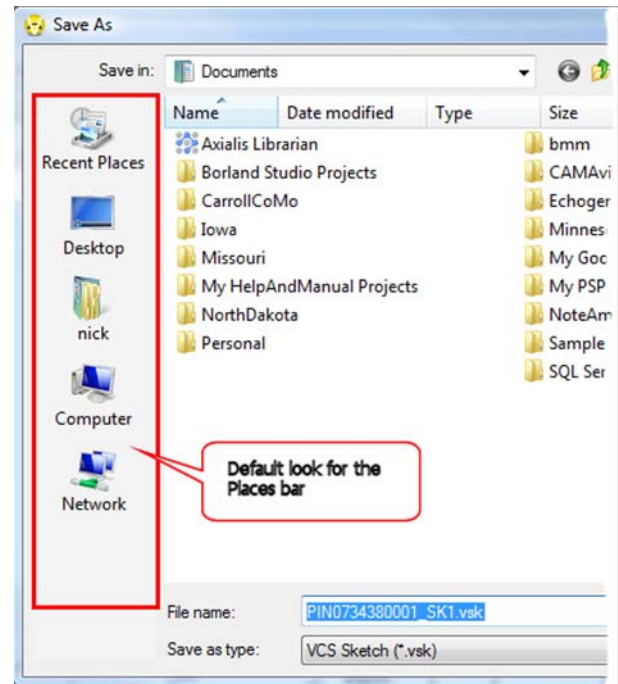
By: Nick Klein

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.



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We're on the web...
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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.

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Happy New Year



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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