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Excellence achieved through people, products, and service. ™   Winter 2012

Special points of interest:

- User Group Meetings
- Depreciation Table, Map Factors & Manual Levels
- Sharing CAMAvision Data with other vendors
- Arc GIS & Query Wizard

Windows 8 vs. Windows RT

By: Nick Klein

When Windows 8 launched on October 26th, Microsoft introduced two flavors with very similar looks, but very different hardware specifications. Windows 8, which will run virtually all existing Windows applications, and Windows RT, a lighter weight cousin that is meant to run on low-power consuming devices. Consequently Windows RT cannot run all the same programs as Windows 8, and this includes existing Windows applications like CAMAvision.

Both Windows 8 and Windows RT share the reimagined Start Menu Tiles interface, which leads to much confusion about what programs can run on each platform. Windows 8 can run all the applications, whereas Windows RT can only run applications purchased through the new Microsoft Windows Store. Windows RT is designed to work on ARM microprocessors; Windows 8 is meant for Intel and AMD. The hardware is different and is not compatible. In some cases, the hardware for both is priced nearly identical which can really add to the confusion.

In late 2011 and continuing throughout 2012, Intel introduced a whole series of low-powered CPUs which allowed many laptop manufactures to make ultrabook laptops. These laptops are thin and light-weight yet have the computing power to run Windows.

With the release of Windows 8, a whole new genre of ultra-thin convertible tablets has started to appear. These thin notebooks have a full keyboard, and by either rotating the screen or detaching it entirely, the device becomes a tablet. It allows users to take advantage of Windows 8's ability to be a notebook when they need it, but convert to a tablet device when needed too. It is these types of devices that we're looking at for the future of CAMAvision Remote.

If you're in the market to replace your aging laptops you can give our tech support line a call and we can discuss your hardware needs and give you some ideas.

Welcome our New Clients for 2012

Welcome!

Missouri-1
Ste. Genevieve County

North Dakota - 8
City of Dodge
City of Halliday
City of Killdeer
City of Stanley
Divide County
Dunn County
Dunn Center
McKenzie County

South Dakota-7
Aurora County
Butte County
Brule County
Campbell County
Fall River County
Faulk County
Hanson County

Illinois-1
Greene County

User Group Meeting Review

By: Teresa Ellerby

For 2012, we completed five successful user group meetings. We started with our first South Dakota meeting in June at the Best Western Ramkota. We had 32 people attend day one and also 32 attend on day two, with a total of thirteen different jurisdictions. Next was the Missouri meeting at the Holiday Inn in Columbia. Day one was split sessions for Personal Property and Real Estate with 126 in attendance while day two was Real Estate only 83 attendees. We had 33 jurisdictions attend along with seven State Tax Commission representatives. Our next user meeting was in North Dakota in August at the Comfort Inn in Bismarck. Day one we had 48 attendees and day two we had 46 attendees with a total of 27 jurisdictions. We continued that week with our Minnesota meeting at the Ramada Inn in Bloomington. Day one we had 62 attendees and day two we had 60 attendees. We had 18 jurisdictions attend. We wrapped up the user meetings in Iowa in mid October at the Cedar Rapids Marriott for our Iowa/Illinois clients. We had 81 jurisdictions from Iowa and 2 jurisdictions from Illinois. Day one we had 158 attendees with 125 day two.

Great attendance for all-Thank You for attending.

Future User Group Meeting Topics Mentioned from the Evaluations

Sketching
More time for enhancements/Any new updates
Ag buildings
Queries
Exemption module
Pictometry
More tablet/technology gadgets, etc.
Beginning Arc View
Allocations, new construction
Query wizard, creating reports in query wizard
New features & improvements

Comments On User Group Meeting

Very worthwhile
Very informative and interesting.
I like the upbeat mood the little games make it fun.
Very educational
Learned so much. Thank You!
Everyone was very knowledgeable and they are always very helpful. Topics were well presented.
Overall very beneficial
This was a very good conference. All of the Vanguard staff is awesome and very helpful.
Great! We always have fun!! Oh, and we learn a lot.
Was first one attending would attend again.

15 Year Clients

Boone County IA
Franklin County IA
Guthrie County IA
Lee County IA
Marshall County IA
Mills County IA
Shelby County IA
Wapello County IA
Caldwell County MO
Shelby County MO

Thank you for your loyalty

2013 Budgets

2013 is right around the corner. Do you need an estimated cost of your service renewal fees? If you are not on a consolidated service contract; would you be interested in having all of your module fees come due at the same time?

If so please contact Kara at kara@camavision.com or Teresa at teresa@camavision.com or call 319-365-8625.

Nancy Hopkins (Linn Co MO), Patrick Alexander,
Virginia Molina-Steen, Nick Klein & Joel Zitterich

Bev Larsen (Story Co IA) & Brad Miller

Dana Wahus (McKenzie Co ND) & Brad Miller

Richard Peterson (Mower Co MN) & Brad Miller

Rownea Gerbracht (Perkins Co SD) & Bob Ehler

User Group TV Winners for 2012

South Dakota
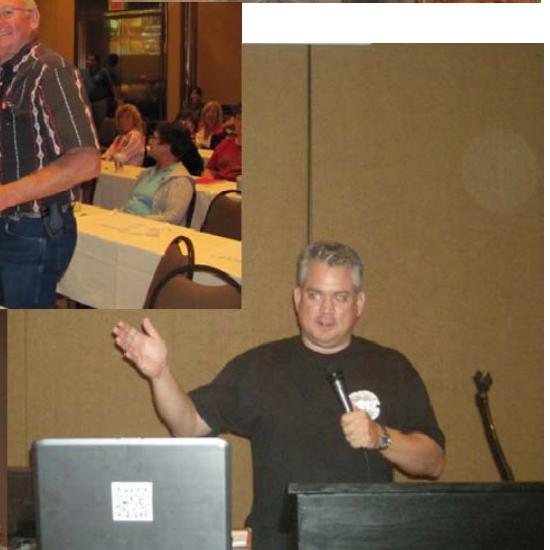
Missouri

Minnesota

Iowa Illinois

North Dakota

Placing Your Database on a Holiday Diet

By: Patrick Alexander

Everyone has heard the adage, "a picture is worth a thousand words," but does anyone truly understand the cost of those words? It is a fascinating topic with a significant impact on your CAMA database. For instance, were you aware that (on average) eighty to ninety percent of your database's total size is comprised solely of images? That is a staggering figure! To put it into perspective, if your body was your CAMA database your arms alone would contain all of your data, the pricing tables, sketches, notes, and logs contained within the system. The rest of you would be images.

Now, I know what you are thinking, "but Patrick, why is the size of my database important?" And if you aren't thinking that, well you should be, because the size of your CAMA database can adversely affect many things. If you share a server with other offices in your courthouse and/or other programs within your office, a large CAMA database can easily be monopolizing the amount of storage on the hard drive. Depending on the amount of this monopolization, other programs and/or the server itself may suffer from degradation in performance. The size of your database directly impacts the size of your backups, which in turn impacts the amount of space needed to house those backups. Finally, the size of your CAMA data affects the method and time involved in transferring your data. While quite a lot of this is behind-the-scenes, all of these things are potentially causes of office downtime.

But have hope my courageous, CAMA compadre, for there are steps you can take to help fight this growing epidemic (pun intended). Store your images only at the maximum size you'll need them. The digital cameras of today are always taking better and better pictures, but with the increase in clarity and crispness, there comes a steep increase in size. If all you are ever going to use the photo for is within CAMAvision and on reports, consider reducing the size to 800x600 or less, and at an 80 percent quality level on top of that. The overall size difference is huge! Just going from 1024x768 down to 800x600 will net you a 30 percent reduction in the size of your photos.

Another thing to remember, as CAMA feature sets grow and expand, so does the potential for a bloated database. One of these potential areas is in the new DMS functionality. While it is wicked awesome to be able to embed documents into the parcel to which they pertain. Understand that each document embedded in this manner will increase your CAMA database by the size of that document. If you are going to keep the original document on your network anyway, you might be better served adding the document as a link. Linking allows CAMAvision to know where the document is and still behave as if it were embedded, but the actual document is not stored within the database, giving your database a much smaller footprint. The drawback to linking is the document can be moved outside of CAMAvision causing a broken link to occur, but if this isn't a likely occurrence, the disk savings far outweigh the potential inconvenience.

A second new feature where the size of your database could expand rapidly is in Sketch. When adding photos to a sketch canvas, you need to be aware that those photos are saved with the sketch. In other words, if the photo is in Photovision and on the sketch, then two copies of that photo are now contained within CAMAvision, consequently doubling the disk space required to house them. Sketch has also added the ability to have a background image. These images have an even greater potential to enlarge your database as they are stored uncompressed. While this is a needed action within the background logic, it does require additional space to save.

Pictures and other images help make a parcel more accessible by providing a visual source of knowledge. I couldn't imagine CAMAvision without them. I just want you to consider the trade-off for this visual cornucopia of goodness and plan accordingly. Only store what you need, use links when possible, ensure your sizes makes sense for what the images are being used for. All of these things will help keep your database a lean, mean, parcel-loading machine.

Depreciation Tables, Map Area Factors and Manual Level

By: Scott Johnson

2013 is fast approaching and the question is," Are you ready for it?" Most of you have already moved to the 2008 manual and are using your new values. Then again maybe you're a late comer and just getting ready to use the new manual for 2013 values. As most of you know switching to the new manual was or is not an easy task. You have to analyze sales, review sales and conduct land studies, both urban and rural. You also need to study new construction costs and newer construction sales to set your manual levels. Then finally adjust map area factors to fine tune values due to location.

My experiences have found that the proper order is to establish your rates first because if you have low land values you will need to inflate your manual level by that same amount.

Next, you need to set your manual level which is directly connected to the RCN (Replacement Cost New) of the improvements, whether it be a new dwelling or any other structure.

Be careful when setting your commercial manual level. The manual is based on building codes and union labor rates. These rates can be anywhere from 5% to 20% if you are in a location where you have some but not all of the costs associated with those conditions. So please check with your local builders when establishing manual levels. Also cross check those numbers with the sale prices of newer construction in your area.

Now that you have set your new land rates and manual levels you are ready to tackle your depreciation tables. I'm finding that the default residential table is too slow and is not taking the amount of depreciation far enough. The default table for Normal condition maxes out at forty percent and that is not enough depreciation in ninety-plus percent of jurisdictions. I'm also finding that if it is too slow, you will need to speed it up but that rate of change is based on your local market, just like the amount of depreciation is based also on your local market.

Commercial is different and should be handled separately from Residential. There are typically not enough sales of commercial properties to establish a market driven depreciation table so you will need to rely on other data. I could go over that topic but there is not enough room in this newsletter at this time. Sounds like another article at a later date.

The final step is to adjust your map area factors to set your final values. Remember that you may have to make single parcel adjustments but for the most part you should be ready to run your final sales reports for documentation.

Also **follow the numbers**. If you make a change, and either the COD or the PRD get better or they both get better then it was the right adjustment. But if you make an adjustment and the COD and/or the PRD get worse then you will need to rethink what you have done or how you interpreted the data.

If you have any questions feel free to contact me anytime at scott@camavision.com

Program Improvement Suggestions—Maybe?

By: Virginia Molina-Steen

We occasionally receive emails/calls suggesting program improvements. Each state has a user committee that reviews these suggestions and decides to table it or forward it on to VAI. VAI may then table it because it may not fit all the different states for which we provide service or it may not benefit the majority of our clients. Our programmers will also work with the appraisal staff to see if the suggestion would be utilized for property assessment. Some of these suggestions are eventually added to the program. When an update is released, many program enhancements provide each state with their respective state policy changes as well as the given suggestions from each state committee. These updates provide the program improvements that facilitate the assessor's office with assessing property and property data entry. We ask for suggestions that could improve our program, and we welcome any ideas or feedback to help serve you - our clients.

Sharing CAMAvision Data with other Vendors
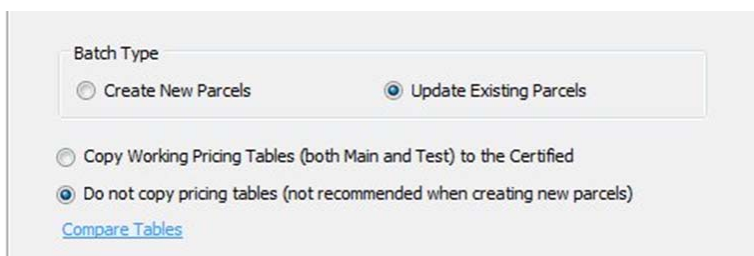
By Jenny Burkart

I know this has been a topic that many have discussed and had varying opinions on. I am not addressing whether or not you should do this but offering some things to be aware of as you proceed with these type of requests.

1) Are you sending the notes in your CAMAvision software to them? Many times the notes are used as a reference to the appraisal of the property and a reminder of items that need to be considered. Do you want the public to see those notes or have access to their content?

2) How much of the data are you sending them? Most vendors agree to receive only the certified data. Is that what is being sent to that vendor? If so, many times the certified data will not show the most recent sales information or change of ownership. Also are you sending them retired or deleted parcels?

3) If you have a website where the parcel data is online do you have certain parcels where the property owner has requested either their name to be hidden or their entire parcel not be displayed? Is this information being sent to these vendors requesting the data?

4) If you have photos of back/sides of the house do you have those marked as Private? If so, are those being sent to the vendor?

To help you with setting up your CAMAvision data to better handle these situations I will offer my suggestions on each of these items.

If your office does not have certain notes marked private or just do not want to send the notes to the vendor do not include that table in your export. You can restrict the amount of data being exported by simply not including that table in your query. Also, your office may send the certified database so the values and parcel details are only the certified information. To address issue of current sales and ownership not in the file, that information can be copied to the certified database. To update the sales and ownership information you can certify just that information without affecting the parcel values on the certified side. Click on the BATCH section from the main menu in CAMAvision, and then select the Maintain Certified option.

Be sure to select the Update Existing Parcels option and the Do not copy pricing tables options on this screen.

Be sure to only check the Names & Legal and Sales options to certify.

Once you have done that, then click the Next button and select your PDFs that you want to update with this information.

Reminder that the data dictionary is copyright protected
and is not be given out to other vendors without permission
from Vanguard

Parcel Certification

Parcel Certification

Select Parcel Sections to Synchronize

When syncronizing existing parcels across your Working and Certified, you have the option of selecting specific parts of the parcels to be be updated.

☐ Select All   ☐ Create whole parcel if it is missing from the Certified

☐ General (complete)*
☑ Names & Legal**
☐ Notes
☑ Sales
☐ Permits
☐ Photos
☐ Sketches
☐ Prior Year
☐ Residential Buildings*
☐ Commercial & Industrial*

* Items with an asterisk trigger parcel total value, allocation, and classifications to be updated.
** Also updates property and mail-to addresses.

Help   < Back   Next >   Close

When doing the export your office will want to make sure to set the criteria so that the Retired/Deleted Parcels PDF is not selected or included.

With regard to parcels that you do not display on your website, there are some options that you can utilize. One option is using the privacy status flag on the Status & Legal tab in CAMAvision. By setting it to something other than None you can setup your export to not include those parcels. Another way is by parcel number and being sure to exclude those parcel numbers when the data is exported. Another option would be to move those parcels that are not to be disclosed to the public to their own PDF. I usually don't recommend this but it is an option just the same.

Some offices have just exported the contents of the database and sent it to the vendor. This will include the parcel detail information for parcels that may not be displaying on a website unless it was specifically requested to not send that parcel information.

Lastly, private photos or photos that most would not display on a website. There is an option to set a photo as Private in CAMAvision. Unless the option is set to not send those images the vendor is getting that information as well. This is, of course, if photos are provided when they request the data. The images will be in there if the entire database is given to the vendor.

If you need any assistance or have any questions about these requests, please contact me at jenny@camavision.com

Merry Christmas & Happy New Year from the Vanguard staff

2013 Agricultural Assessment Procedures for Iowa Assessor's Offices

By: Stan Moellers

Agricultural Assessments in Iowa should be relatively simple with the State of Iowa providing many of the things necessary to get values set correctly.

This article was written to help determine the processes necessary to determine and apply the "AG Factor" and how to determine how much value you need to have on your total agricultural property after receiving the 2013 Ag Productivity Values.

At this writing, I am assuming that all assessors and appraisers are busy picking up all the new buildings across the country side and making the correct entries into CAMAvision. Most have been doing this for years and have the process of doing so pretty much in order.

Let's start with Ag Buildings

TEST	Manual Level Table			VMANLEVEL			
	Line	Description		URBAN%		RURAL%	
	0	AG LAND		90	▼	90	▼
	1	AG DWELLING		90	▼	90	▼
	2	RESIDENTIAL		90	▼	90	▼
	3	COMMERCIAL		90	▼	90	▼
	4	INDUSTRIAL		90	▼	90	▼
	5	EXEMPT		90	▼	90	▼
	6	OTHER		90	▼	90	▼

Parcel Manual Levels are determined by Parcel Class and Location.

In this example, an Ag Buildings added to any class of property would have a 90% manual level applied to it.

Most Jurisdictions like to assess their Ag Buildings at 100% Manual Level. Along with this thought and since Ag Buildings are valued using a productivity formula and applying an Ag Factor for county wide consistency it is best not to apply Map Area Factors to Ag Buildings.

NEXT: Check your system to see if CAMAvision is using 100% manual level for Ag Building and not applying map factors.
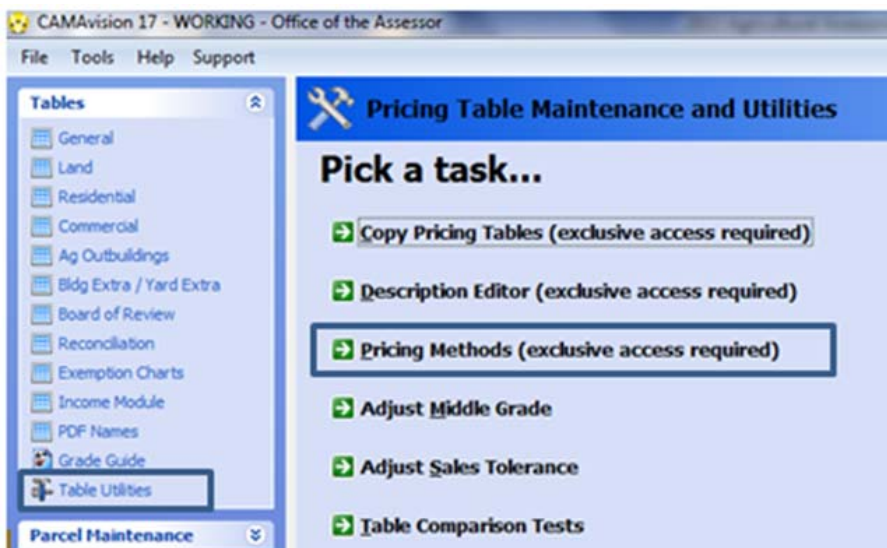
From the Tables Main Menu option—Table Utilities, select Pricing Methods.

You will need to be the only person in the system to do this process.

Set Pricing Methods

Calculation And Pricing Methods

BE CAREFUL! Changing any of these options and clicking "Apply Changes" will trigger revaluation flags on ALL PDFs. This will necessitate a revaluation in CAMAvision before parcel editing can continue. Re-entering the screen and changing the options back will NOT undo the revaluation flags.

Be aware that for items such as Rounding, ALL parcels could see value changes on the revaluation.

Rounding: Tens

Acre Precision: Three- (5.672)

Taxing District Mode: Single

☐ Use Banker's rounding

Residential depreciation defaults
Detached garages: LookUp
Manufactured home: LookUp

☐ Apply map area factor to land

☐ Apply other obsolescence to commercial extras

☐ Apply other obsolescence to attached residential garages

Residential TLA
☐ Calculate attic space into res TLA
☐ Calculate basement finish into res TLA

☐ Apply manual level to detached residential garages

Ag Building
☐ Apply map area factor to ag building
☐ Apply manual level to ag building

[Apply Changes]　[Cancel]　[Help]

If neither of the Ag Building options (designated to the left) are checked you will not be applying a Map Area Factor to your Ag Building (when it is classed Ag Land or Ag Dwelling). In this scenario, all Ag Buildings will be priced using 100% Manual Level

NOTE: Changing either of these settings will require that you run a revaluation.

Ag Dwelling Summary

Value Summary

Property	$ per TLA	Value
Base Value		$104,840
Central Air		$2,250
Adj. Base	$83.93	$107,090
Finish	$10.95	$13,975
Single Siding	$0.00	$0
Exterior	$10.71	$13,670
Fireplaces	$0.00	$0
Plumb./Appl.	$2.31	$2,950
Att. Garage	$23.80	$14,280
Basement Stall	N/A	$0
Base Total	$119.09	$151,965
Graded (1.120)	$133.39	$170,201
Phy. Value	$124.05	$158,287
Ttl.Less Obso.	$124.05	$158,287
Extras Value	$0.00	$0
Addition Value	$58.64	$4,750
RCN		$175,308
Det. Garage	$0.00	$0
Map Fctr	0.900	
Ttl. Bldg(RND)	$114.99	$146,730
Ttl.All Bldg(RND)		$146,730

Ag Dwelling Manual Level Applied
Map Factor .90 applied to Dwelling

Ag Building Summary

Value Summary

Property	$ per SF	Value
Base Price		$28,730
Table Price	$4.42	
Total Adjustments	$0.00	$0
Total Equipment	$0.00	$0
Total Base Value	$4.42	$28,730
Graded Value	$4.42	$28,730
Total Less Depr.	$1.37	$8,906
Ag Factor 60%	$0.55	$3,562
Map Factor N/A	$0.55	$3,562
RCN		$28,730
Bldg Val (RND)	$0.55	$3,560
Total Ag (RND)		$19,830

100% Manual Level
No Map Factor

Here is a sample showing how your data will appear in a parcel with the boxes unchecked, No Map Factor and 100% Manual level.

Set Base Year in Depreciation Tables / Ag Factor

For 2013 and 2014 Assessments the Base year for Ag Outbuildings should be set to 2012.

To change your Depreciation Base Year go to Tables Main Menu option – General – Depreciation Base Years.

As we all know changes can only be made to the Test Tables.

Click Base Year
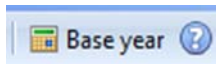
Select the following

Location: (Any)

Class: (Any)

Structure Ag Outbuilding

Base Year: 2012

Tables

- General
- Land
- Residential
- Commercial
- Ag Outbuildings
- Bldg Extra / Yard Extra
- Board of Review
- Reconciliation
- Exemption Charts
- Income Module
- PDF Names
- Grade Guide
- Table Utilities

Table Maintenance for General tables

TEST   Depreciation Base Years   DEPBASEYR

Line	Location	Class	Commercial	Ag Outbuildings	Yard Extras	Residential	Res Mfg Home	Res Det Garage
0	URBAN	AG LAND	2009	2009	2009	2009	2009	2009
1	URBAN	AG DWELLING	2009	2009	2009	2009	2009	2009
2	URBAN	RESIDENTIAL	2009	2009	2009	2009	2009	2009
3	URBAN	COMMERCIAL	2009	2009	2009	2009	2009	2009
4	URBAN	INDUSTRIAL	2009	2009	2009	2009	2009	2009
5	URBAN	EXEMPT	2009	2009	2009	2009	2009	2009
6	URBAN	OTHER	2009	2009	2009	2009	2009	2009
7	RURAL	AG LAND	2009	2009	2009	2009	2009	2009
8	RURAL	AG DWELLING	2009	2009	2009	2009	2009	2009
9	RURAL	RESIDENTIAL	2009	2009	2009	2009	2009	2009
10	RURAL	COMMERCIAL	2009	2009	2009	2009	2009	2009
11	RURAL	INDUSTRIAL	2009	2009	2009	2009	2009	2009
12	RURAL	EXEMPT	2009	2009	2009	2009	2009	2009
13	RURAL	OTHER	2009	2009	2009	2009	2009	2009

Apply

OK

Adjust Base Year - [Depreciation Base Years]

Select the Location and Class combinations you want to change.

Location: [Any]   Class: [Any]

Structure: Ag Outbuilding

Base year: 2012

Original Base Years:

Location	Class	Ag Base Year
URBAN	AG LAND	2009
URBAN	AG DWELLING	2009
URBAN	RESIDENTIAL	2009
URBAN	COMMERCIAL	2009
URBAN	INDUSTRIAL	2009
URBAN	EXEMPT	2009

OK   Cancel   Apply   Help

TEST	Depreciation Base Years			DEPBASEYR				
Line	Location	Class	Commercial	Ag Outbuildings	Yard Extras	Residential	Res Mfg Home	Res Det Garage
0	URBAN	AG LAND	2009	2012	2009	2009	2009	2009
1	URBAN	AG DWELLING	2009	2012	2009	2009	2009	2009
2	URBAN	RESIDENTIAL	2009	2012	2009	2009	2009	2009
3	URBAN	COMMERCIAL	2009	2012	2009	2009	2009	2009
4	URBAN	INDUSTRIAL	2009	2012	2009	2009	2009	2009
5	URBAN	EXEMPT	2009	2012	2009	2009	2009	2009
6	URBAN	OTHER	2009	2012	2009	2009	2009	2009
7	RURAL	AG LAND	2009	2012	2009	2009	2009	2009
8	RURAL	AG DWELLING	2009	2012	2009	2009	2009	2009
9	RURAL	RESIDENTIAL	2009	2012	2009	2009	2009	2009
10	RURAL	COMMERCIAL	2009	2012	2009	2009	2009	2009
11	RURAL	INDUSTRIAL	2009	2012	2009	2009	2009	2009
12	RURAL	EXEMPT	2009	2012	2009	2009	2009	2009
13	RURAL	OTHER	2009	2012	2009	2009	2009	2009

Notice new 2012 Ag Outbuilding Base Year in the Test table.

Since you need to copy Test to Main tables and run a revaluation, consider updating your other schedules as well, but this is not required.

Ag Factor

While determining a productivity value for agricultural buildings and structures, assessors must make an agricultural adjustment to the market value of these buildings and structures by developing "agricultural factor" for the assessors' jurisdictions. The agricultural factor for each jurisdiction is the product of the ratio of the productivity and net earning capacity value per acre as determined under subrule 71.12(1) over the market value of agricultural land within the assessing jurisdiction. The resulting ratio is then applied to the actual value of the agricultural buildings and structures as determined under the Iowa Real Property Appraisal Manual prepared by the department. The agricultural factor must be applied uniformly to all agricultural buildings and structures in the assessing jurisdiction.

A five-year market value average of land for years used to determine the productivity formula will be used to determine the agricultural factor for assessment year 2013 and subsequent assessment years.

This simply states that you compare your Land Assessed Values to the Land Market Prices over a five year period.

Example:

5-Yr Average 2007 – 2011 Productivity =2,000.00

5-Yr Average 2007 – 2011 Market = 8,000.00

2,000 ÷ 8,000 = 25% Ag Factor

This translates into a 75 % Reduction of Ag Building Value.

Good news, the Department of Revenue has done this calculation for you in the past.

The above is based on the assumption that a 100% Manual Level is being used. If you are using the 2008 manual at a 90% level an adjustment to this factor will need to be made.

Formula: Ag Factor / Manual Level = Adjusted Ag Factor

Example 1:   25% (.25) ÷ 90% (.90) = 28% (.28) or a 72% reduction in Ag Building Values

Example 2:   25% (.25) ÷ 110% (1.100) = 23% (.23) or a 77% reduction in Ag Building Values

Entering Ag Factor into CAMAvision

Tables Main Menu option—Ag Outbuildings—Ag (Factors), Select Test

Click ellipsis button [···] in the Ag Factor column.

Percentage of Value to Include is the Ag Factor. In my example, 25% is the Ag Factor which translates to the Value Good and results in 75% reduction in Value.

Now would be a good time to copy your changed Ag Tables from Test to Main and run a Revaluation.
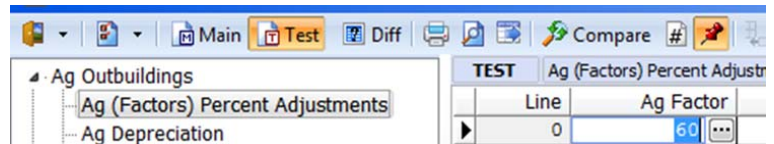
2013 Ag Productivity Value

The Iowa Department of Revenue has been calculating your Agricultural Productivity Value which provides the Assessors of Iowa with their Total Capitalized Value per Acre for their respective jurisdictions. This determines the total agricultural value for the county. It is the responsibility of the Assessor to be between 95% and 105% of this value.
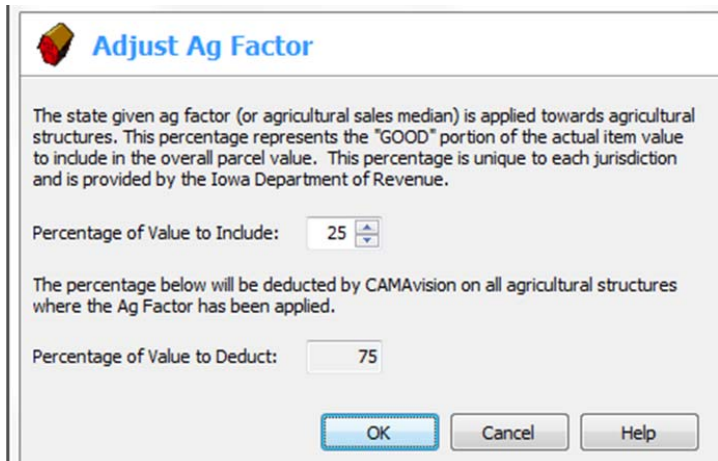
Sample County's 2013 Ag Productivity Value per Acre is $1,800.00 per acre; Ag Factor has been determined to be 25% for 2013 Ag Building Assessments.

Step 1 – Determine Total County Ag Value (Ag Productivity Value ($1,800.00 x total Ag Acres)

Step 2 – Update Ag Depreciation and Ag Factor as described previously; copy Test to Main; Run Revaluation.

Step 3 – Subtract Total Ag Building Values from Total County Ag Values = Value to be applied to land

Step 4 – Divide Value to be applied to land by Total County Net CSR points = Rate per CSR.

Step 5 – Update Rate per CSR point in Tables;   copy Test to Main; Run Revaluation.

Sample County currently has the following values on page 1 of their County Abstract:

Column 2	Column 3	Column 4	Column 5
Number of Agricultural Acres	Actual Value of Land Only	Actual Value of Structures (Do not include dwellings)	Total Actual Value of Land and Structures (Col. 3 Plus Col. 4)
343,537.10	376,227,240	34,275,810	410,503,050

CAMAvision Total Acres (Via Query)

Total_Acres	Total County CSR Points	Net CSR Points	Total_Lot_Value
343,537.10	17,395,623.82	16,901,378.38	376,227,240

Step 1—Total County Ag Value Calculation: $1,800.00 X 343,537.10 = 618,366,780

Value before adjusting Ag Depreciation Tables and Ag Factor Tables

AgBldg_Value
34,275,810

Step 2— Update Ag Depreciation and Ag Factor as described previously, copy test to main and run revaluation.

Value after updating Ag Depreciation Tables and Ag Factor Tables

Step 3 - 618,366,780 – 19,155,720 = 599,211,060 (2013 Value to be applied to Ag Land)

AgBldg_Value
19,155,720

Query to Determine Total Ag Acres and Net CSR Points

Header	PDF_Number	Parcel_Number	Total_Acres	Total County CSR Pc	Net CSR Points	Average_Taxable_C	Total_Lot_Value
Table	General_	General_	Land_	Land_	Land_	Land_	Land_
Field	PDF_Number	Parcel_Number	Total_Acres	Total_CSR_Points	Ag_Net_CSR	Average_Taxable_C	Total_Lot_Value
Show	Hide	Hide	Sum	Sum	Sum	Average	Sum
Sort							
Filter 1	= 2 /* 2=Rural Agri I						

Generates these totals

Step 4 - 599,211,060 ÷ 16,901,378.375 = 35.453 (2013 Rate per CSR Point)

Step 5 – Update Rate per CSR in Tables

Total_Acres	Total County CSR Points	Net CSR Points	Total_Lot_Value
343,537.10	17,395,623.82	16,901,378.38	376,227,240

Switch to Test and enter new rate –
Save changes

Table Maintenance for Land tables

Main   Test   Diff   Compare

◢ Land
      CSR Base Value
      Depth Chart

TEST	CSR Base Value
Line	CSR Value
0	35.453
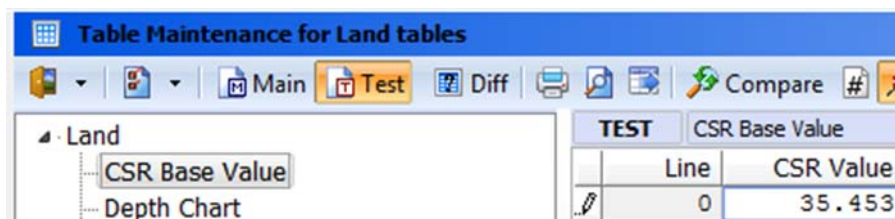
Table Main Menu option—Utilities—Copy Pricing
Tables Test to Main and run Revaluation.

Pricing Table Maintenance and Utilities

Pick a task...

➡ Copy Pricing Tables (exclusive access required)
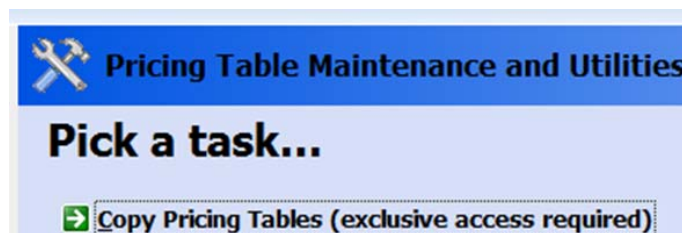
Values after Update
and Revaluation ~
ready for Abstract:

Query   Layout   SQL   Preview

Total_Acres	Net CSR Points	Ag Land Value	Ag Building Values
343,537.10	16,901,378.38	599,209,950	19,155,720

Column 2	Column 3	Column 4	Column 5
Number of Agricultural Acres	Actual Value of Land Only	Actual Value of Structures (Do not include dwellings)	Total Actual Value of Land and Structures (Col. 3 Plus Col. 4)
343,537.10	599,209,950	19,155,720	618,365,670

Verify that your values meet Statutory Requirements (95% to 105%)

Sample County's 2013 Ag Productivity Value per Acre is $1,800.00 per acre as stated previously

$1,800.00 X 343,537.10 Acres = 618,366,780.

618,366,780 ÷ 618,365,670 = 1.000 or 100 %.

You are now ready print and send assessment notices.

If you need assistance with any areas of this process, please give me a call or shoot an email **HELP!** to
stan@camavision.com

Back to Index

Tara's Report Corner

A new comp search report has been added to CAMAvision. It's called 'Comp Search Report 2' and can be found in the Comparable Search report section. It's very similar to the Comp Search Property Review report but this new report shows the subject and two comparable properties on each page, rather than just one property per page.

We've also added a new option to the Property Record Card to suppress the Residential Building Characteristics if it's a detached structure.

Instead of seeing this:

You will now see this:

Ace Report Viewer v5.6 Update

By: Nick Klein

The Ace Report Viewer has gotten a minor update and is now available for download from our website. There were reports of instances with notes on property record cards being formatted incorrectly. It may have caused some note text to get cut off.

Typically this program is installed onto your **local** computer which is one reason why the CAMAvision v17 update cannot update this program.   You can download this new version from our website:
http://camavision.com/downloads.php.
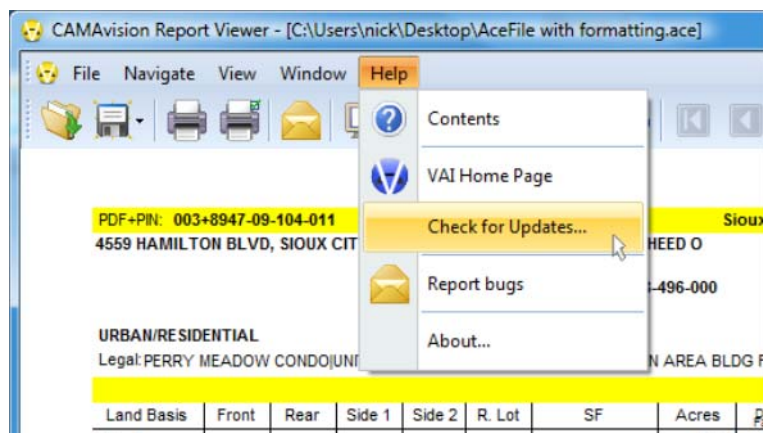
Another way to get the update is to let the program check for itself. From the Help menu is a "Check for Updates" menu option. This will compare your current version against the latest on our website and optionally let you install the update.

Appropriate administration rights to install/update programs are required to update this program. So check with your local IT before proceeding.

Don't Forget about Net News

By: Mike Weeks

There are several fun and exciting things to be found in Net News. Sometimes, I'm sure this may slip our minds that these tools are just a few clicks away. You can check your Training Time Balance, read Vanguard Newsletters dating back to 2004 as well as download handouts from previous User Group Meetings. Some of my favorite downloads are the Income & Expense forms, the Residential, Commercial AND Agricultural Listing Forms Vanguard uses during a revaluation. These forms can be found under Appraisal Resources and follow the software for easier and complete data entry. We also have placed links to various websites that may be helpful in your day to day work including GIS and Mapping. You can even download queries, Adobe Acrobat, Filzip and the fun Zoom It tool we use during some of our User Group Presentations. Have fun and I hope you find something that makes your day just a little easier.
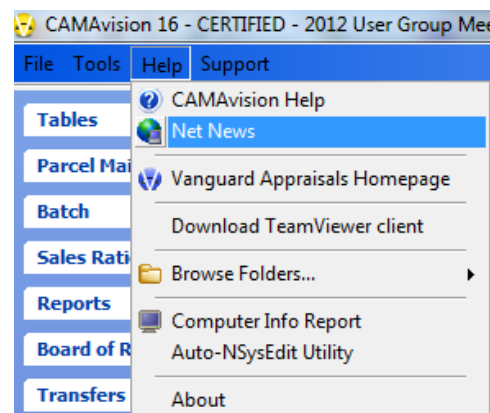
Missouri Form 11/11A Maintenance

By: Marty Barrett

Important note to all Missouri clients: The process has substantially changed. Now, instead of being within the reports, the MO Form 11/11A is a batch process. This will let you reproduce past Form 11/11A reports as well as easily compare values.

This is a step by step guide to using this new batch process.

Before getting started, be sure you have BOE Manager turned on.

Once BOE is enabled, go into the Form 11/11A Batch process. Since this is likely your first year using this process (it's a new feature of version 17) the table will not be populated. Once you have ran the wizard, you will be able to create the reports from any Form 11/11A that have historical data in the program. To run the reports, click the ellipsis (…) in the report row. To begin the wizard, click the Next button.

Select the year for your current Form 11/11A.

Select which Form ~ 11 or 11A

Query which parcels you want to include for your Form 11/11A. Be sure to Exclude parcels in Retired or Test PDFs.

Be sure to review the relevant information on this screen. I advise running it in test mode to see if the numbers appear as expected. Once you are ready click proceed and you should have numbers populated in the table. Now run the report.

Identity

By: Andy Colson

I thought Fred in Arcola Township Illinois might like to talk about Euler's identity. That guy is such a nerd. He and I once talked about how long it would take to remote checkout parcels if you were on the moon.

Let's begin at the beginning. In math there are separate areas of study. Things like geometry, trigonometry, logarithms, etc.

Logarithms began life as a way to simplify multiplication by turning it into addition: $\text{Log}(xy) = \log(x) + \log(y)$. Now, though, logarithms are used all over the place, for all kinds of things.

π is the circumference of a circle divided by its diameter. This seems to be as far away from logarithms as can be. It's a single number, a constant. It's used in everything, everywhere. It's used to build bridges and skyscrapers, and calculate how long it would take you to drive to New York.

"i" is defined as $i^2 = -1$ Known as an imaginary number, its really hard to wrap your head around, used everywhere for all kinds of things (physics, gps, cell phones, rocket science, etc, etc), and as different as possible to both π and logarithms.

To round this out, let's pick the "additive identity", zero, and the "multiplicative identity", one.   Zero and One are probably the most useful numbers, because they contain the core ideas of all numbers. Zero, meaning, there is nothing and One, meaning there is something. And if I had another something I could add One and One together.

All of these things seem different, like they aren't part of the same world, but then Leonhard Euler came along and equated them in one of the most beautiful equations I've ever seen:

$$e^{i\pi} + 1 = 0$$

How is it you can combine all these totally different ideas, add one, and have them all cancel out, leaving you with zero? It amazes me that different areas of math, invented in different periods of time, by different people, could all fit together in the end into such a simple, beautiful, formula.

I suppose it makes me think of the assessor's landscape of today. Assessment data, tax data, map data, paper, websites, photos, GIS, documents, chicken coops. At the end of the day, it all has to come together, add up, factor out and become a simple, single, beautiful, value.

ISAA Fall School winner Jill Heims-Jones Co IA

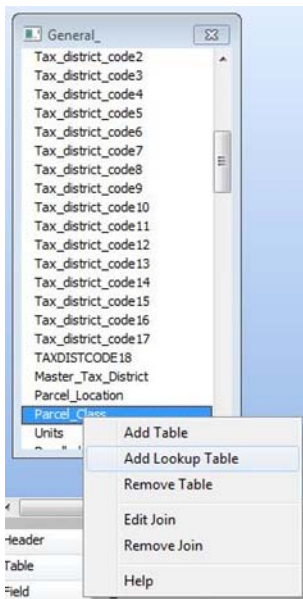**MAAO Conference winner Bill Peterson, Dakota Co.**

Arc GIS & Query Wizard

By: Marty Barrett

Have you ever wanted a quick and easy way to display CAMAvision data on your GIS maps? With Query Wizard and Arc GIS you can! The following example describes how to display parcel class in Arc GIS.
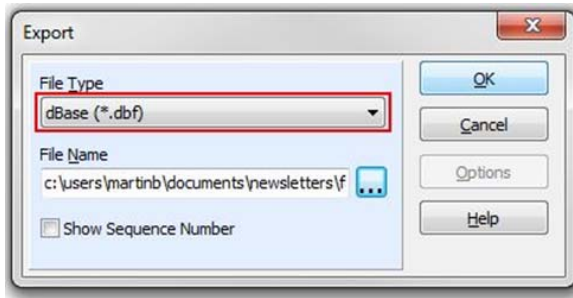
- Create a Query making sure to select the key field that matches your GIS data. In this case and most cases, it is gisnum.

- Next, we will add the class name by right-clicking *Parcel_Class* and then clicking *Add Lookup Table*. Make sure to add the *ClassCode* and *Description* fields.
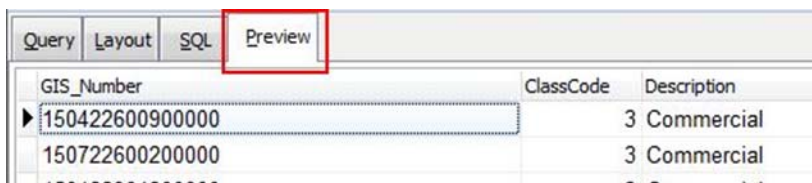
- Select the *Preview* tab

- Now Select *File* and then *Export*

Make sure dBase *(*.dbf)* is selected as a File Type. Select the ellipsis (…) and select a file location that you will remember.
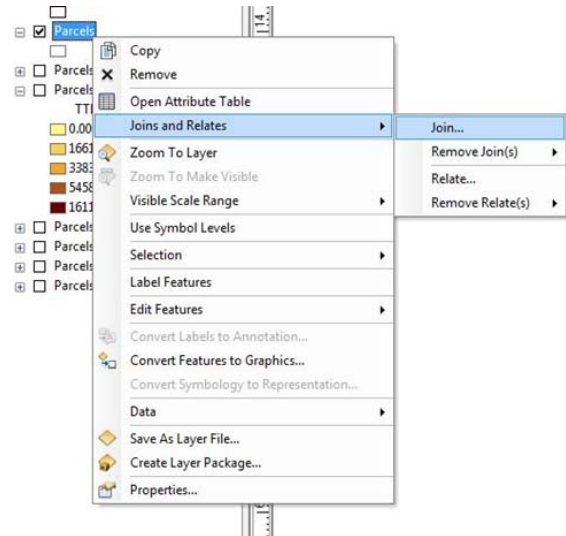
- Once the file is saved, open Arc GIS. Go to your parcel polygon layer. This is typically called parcels or something similar. Right-click on this layer and click *Joins and Relates* and then *Join.*
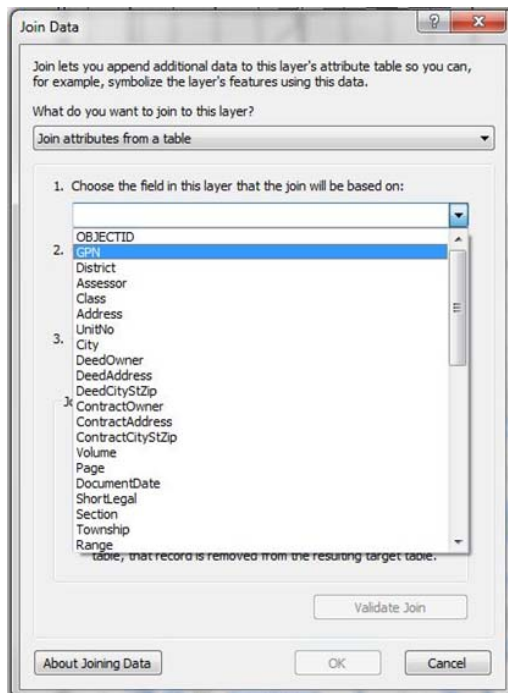
- From this screen, on the first drop-down select whatever field in the GIS data is the PIN field. In this case it is GPN but is often called Pin or Parcel Pin or something similar.
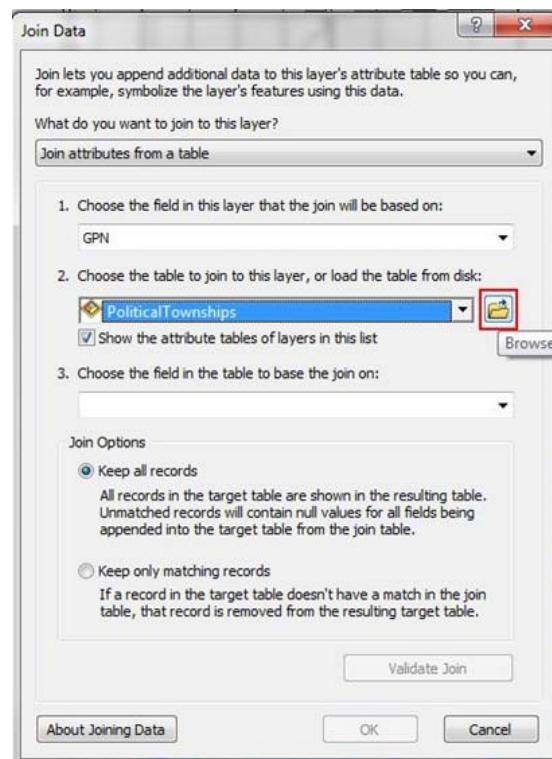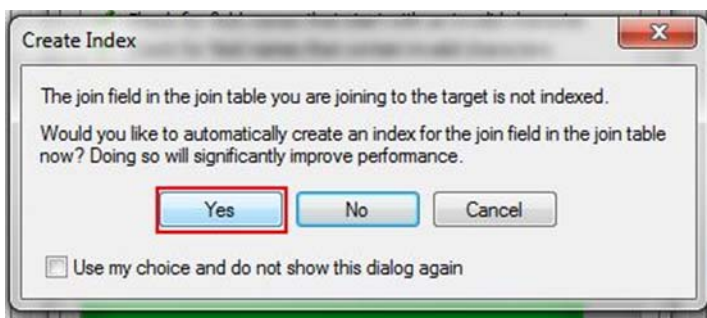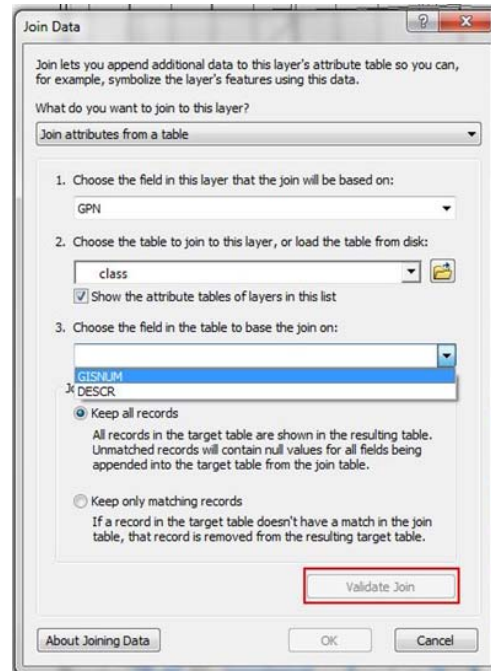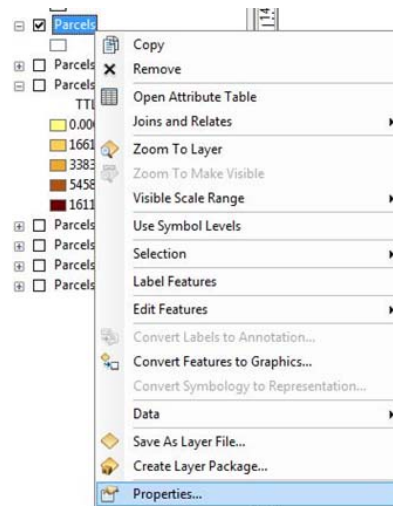
- *Next select the Browse* button.
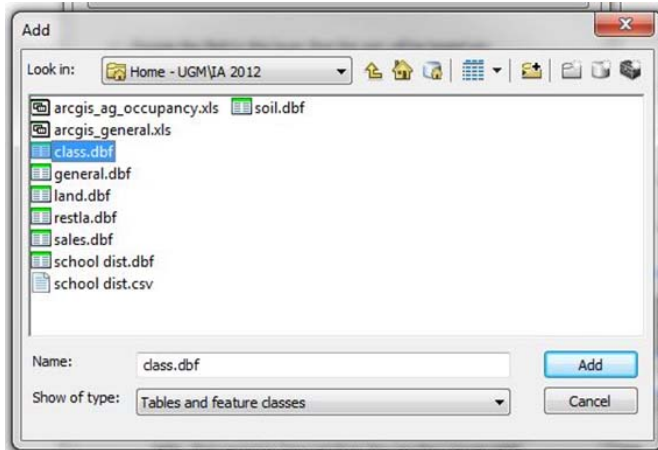
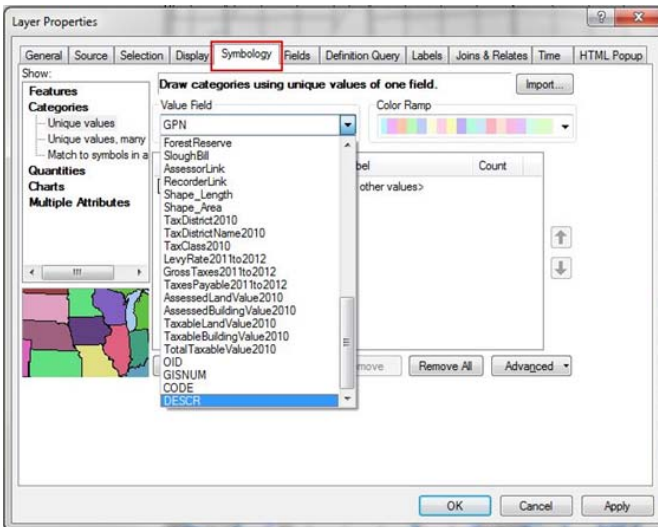- Now select Browse and navigate out to the .dbf file you exported from the Query Wizard and select it.

- Now select the key field exported from the Query Wizard and click *Validate Join.*

- If prompted to create an Index , select *Yes.* Select *OK* when the process is completed.

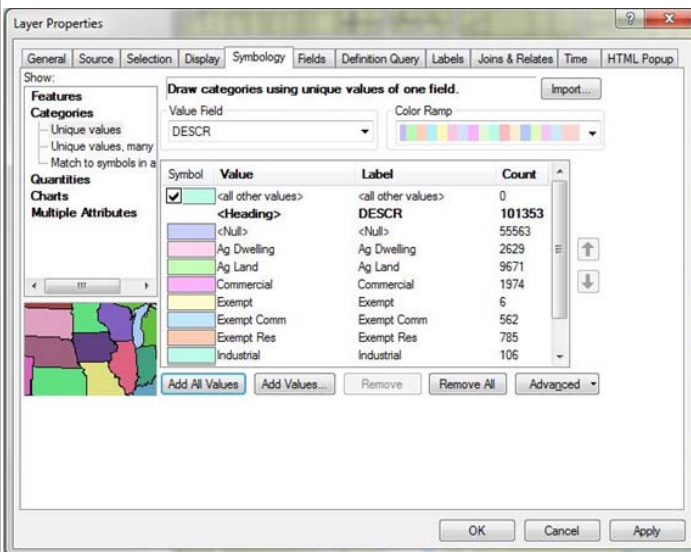- Right click the parcel layer again and select *Properties.*

- Go to the *Symbology* tab and then select *Categories* then *Unique Values* on the left side of the screen.

- Select the Description field that was exported from the Query Wizard called *DESCR* from the *Value Field* dropdown.
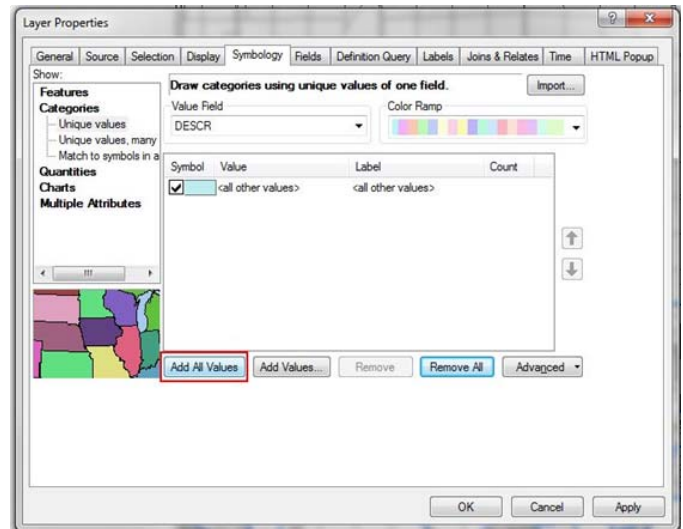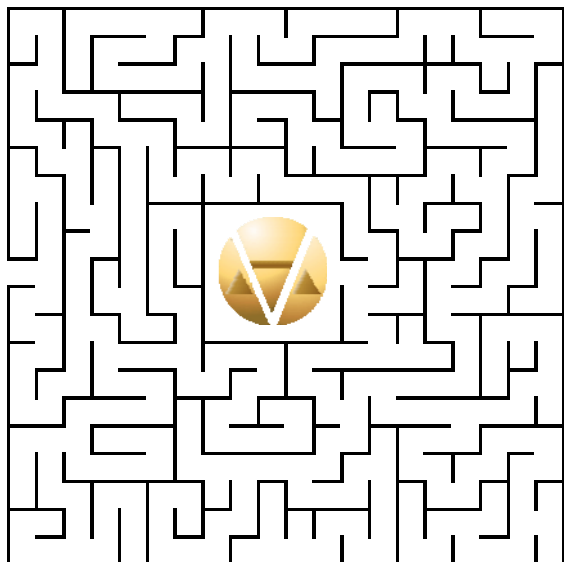

- Select *Add All Values*

- Colors are populated. You may manually change the selected colors if you don't like the default colors. Select O*K* to generate a colorized map based upon the class
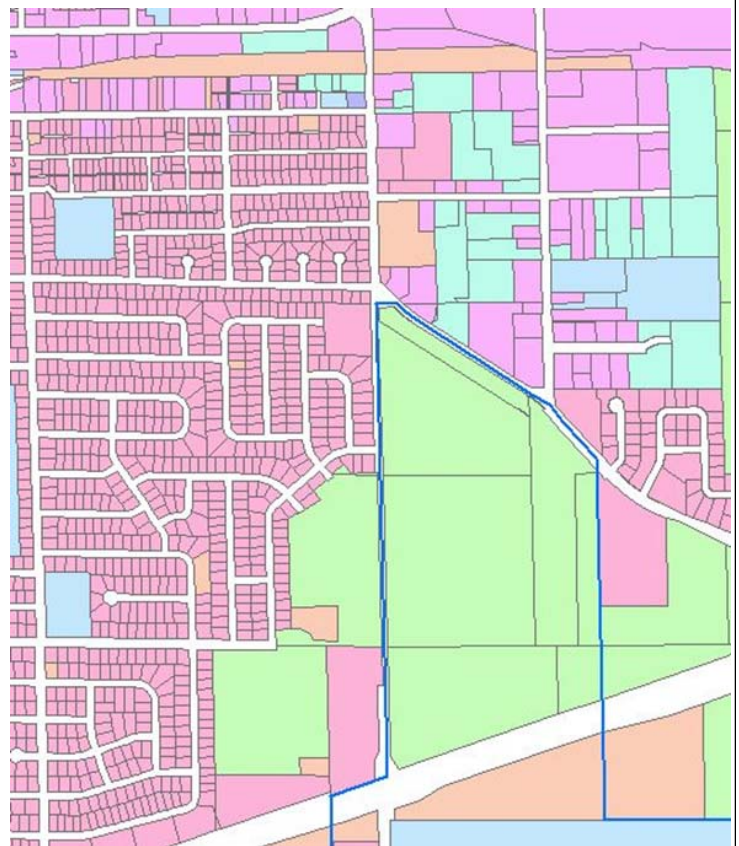
Puzzle & Trivia

Who's in this photo?

Answers on back page

Fun Trivia

American car horns beep in the tone of F.
No piece of paper can be folded more than 7 times.
Donkeys kill more people annually than plane crashes.
1 in every 4 Americans has appeared on television.
You burn more calories sleeping than you do watching television.
Oak trees do not produce acorns until they are fifty years of age or older.
The first product to have a bar code was Wrigley's gum.
The king of hearts is the only king without a mustache.
A Boeing 747s wingspan is longer than the Wright brother's first flight.
Venus is the only planet that rotates clockwise.
The first CD pressed in the US was Bruce Springsteen's "Born in the USA"
Apples, not caffeine, are more efficient at waking you up in the morning.
The 57 on the Heinz ketchup bottle represents the number of varieties of pickles the company once had.
The plastic things on the end of shoelaces are called "aglets."
Most dust particles in your house are made from dead skin.
Barbie's full name is Barbara Millicent Roberts.
Betsy Ross is the only real person to ever have been the head on a Pez dispenser.
Marilyn Monroe had six toes.
Walt Disney was afraid of mice.
The sound of E.T. walking was made by someone squishing her hands in jelly.
Debra Winger was the voice of E.T.
Pearls melt in vinegar.
It takes 3,000 cows to supply the NFL with enough leather for a year's supply of footballs.
Average life span of a major league baseball: seven pitches.
A duck's quack doesn't echo and no one knows why.

Trivia facts from www.lifesmith.com/trivia

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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.
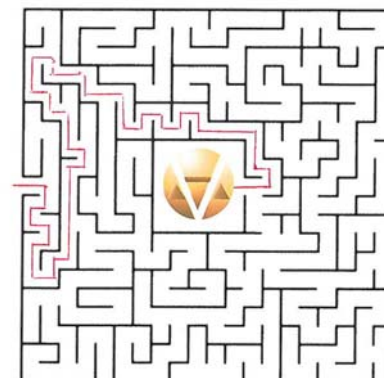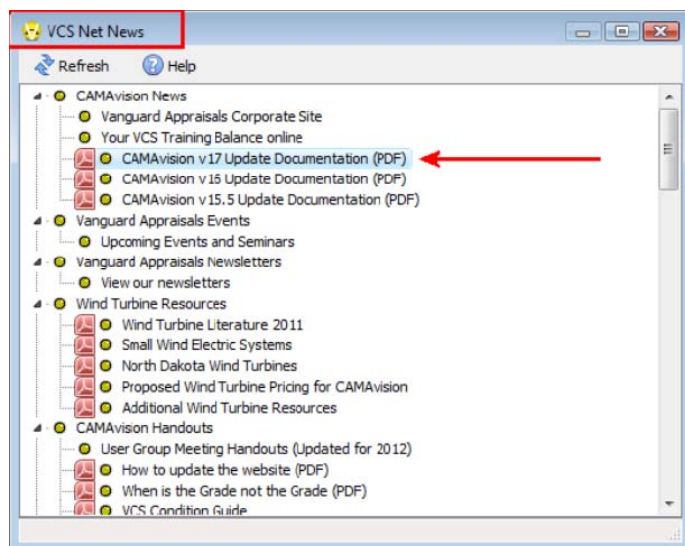
Customer satisfaction is our main goal.

Photo: Bob Ehler from Vanguard & Cindy Goslar from Crawford Co IA

CAMAvision v17 Update Document Available on Net News

By: Nick Klein

As those of you who made it to the User Group Meetings will attest, the latest edition of CAMAvision is chock full of new features and user requested enhancements. However the update documentation is nearly 40 pages long so we're only able to highlight a few of the updates within the pages of this newsletter.

As mentioned in Mike Weeks' article, VCS Net News has many great links related to CAMAvision and this is where we've included a link to access the update documentation. Download the document and share it with the rest of your office so when you get updated to v17 you can check out the cool new enhancements!

New (to VCS) Employee Profile—Danielle Powell

In July of this year, the VCS Tech Support team welcomed Danielle as a new member. Danielle joined the Vanguard family on June 8, 2009 as a part of the office staff and later worked as a Computer Project Coordinator (CPC) on some of the appraisal projects. Her experience with the CAMAvision software and related programs during that time has led to an ability and desire to help our clients with a variety of their needs and questions.

Danielle has lived in the Cedar Rapids area all her life and attended the University of Iowa majoring in English. Much of her free time is consumed by her dog, Baxter, a boxer/American bulldog mix who shares her love for walking and jogging. She also enjoys going to concerts, watching football, playing games, and spending time with friends and family. Danielle's preferred philosophy pulls from her favorite band, 311: "Stay positive, and love your life."

Welcome Danielle!