**New Functionality** 

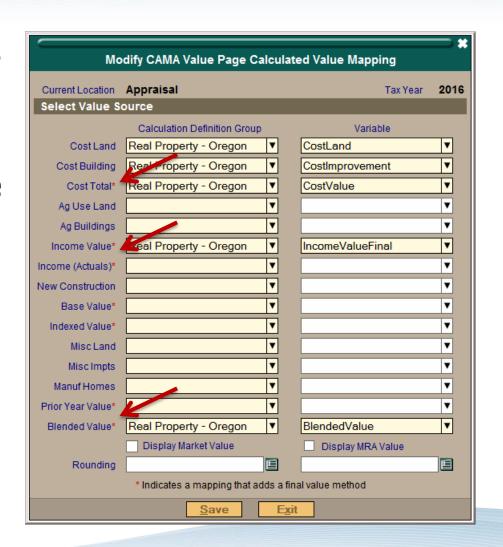


#### Background

- The final value tab had assumed that one approach to value will be selected for each property. Sites that have configurations that support using one approach to value for some improvements and another approach for other improvement could use the ability to compute a total value that is a composite value and select this "blended value" as the final value for the property.
- Blended value is in patch 2016.30 and will be available to all Orion sites. The configurations necessary to compute a blended value are a local responsibility.

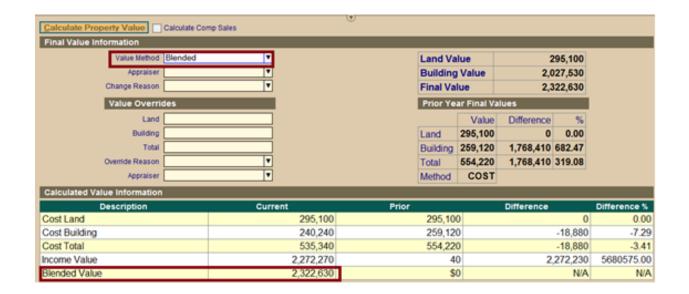


- Orion Changes –
   Allow mapping for
   a blended value
- Note that value mappings that are tied to a final value method are noted with asterisks



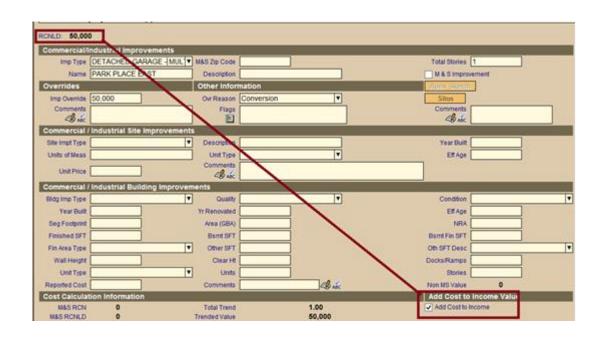


 If a blended value is mapped, Blended will be added to the available Final Value Methods and a row for Blend Value will be added to the value grid.





- Case Study Cost and Income
  - A checkbox "Add Cost to Income" was added to the commercial improvement page.





## **Blended Value Case Study – Cost and Income**

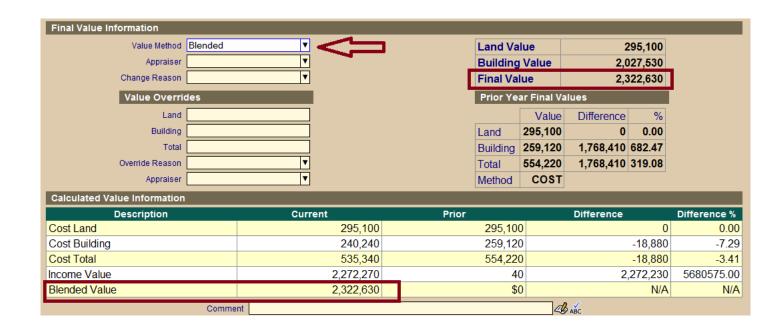
 A section has been added to the property page for the blended cost and income value.

Appraiser  Message  Topography  Final Residential/Misc Cost Value  Residential  O  C/I Imp Val MS  240,240  Adj C/I Impt Value  240,240  RP MH Impt  O  C/I Imp Val Non MS  O  Land Value  Final Cost  C/I Imp Val Total  240,240  FINAL COST  O  Final % Adj  Exempt Value  O  Adj Reason  Final % Adj  Exempt Value  O  Adj Reason  Final % Adj  Exempt Value  O  Adjustments to Income
Final Residential/Misc Cost Value         Final Commercial / Industrial Cost Value           Residential         0         C/I Imp Val MS         240,240         Adj C/I Impt Value         240,240           RP MH Impt         0         C/I Impt Val Non MS         0         Land Value         295,100           Land Value         0         C/I Impt Val Total         240,240         FINAL COST         535,340           FINAL COST         0         Final % Adj         Adj Reason         ▼           Exempt Value         0         Expiration Yr         Land Area in Acres         Adjustments to Income
Residential         0         C/I Imp Val MS         240,240         Adj C/I Impt Value         240,240           RP MH Impt         0         C/I Imp Val Non MS         0         Land Value         295,100           Land Value         0         C/I Impt Val Total         240,240         FINAL COST         535,340           FINAL COST         0         Final % Adj         Adj Reason         ▼           Exempt Value         0         Expiration Yr         Expiration Yr
RP MH Impt         0         C/I Imp Val Non MS         0         Land Value         295,100           Land Value         0         C/I Impt Val Total         240,240         FINAL COST         535,340           FINAL COST         0         Final % Adj         Adj Reason         ▼           Exempt Value         0         Expiration Yr
Land Value         0         C// Impt Val Total         240,240         FINAL COST         535,340           FINAL COST         0         Final % Adj         Adj Reason         ▼           Exempt Value         0         Expiration Yr         Expiration Yr           Land Area in Acres         Adjustments to Income
FINAL COST 0 Final % Adj Adj Adj Reason ▼  Exempt Value 0 Expiration Yr  Land Area in Acres Adjustments to Income
Exempt Value 0 Expiration Yr Land Area in Acres Adjustments to Income
Land Area in Acres Adjustments to Income
Coloridate discussion 0.070.070
Eff. Acres None Calculated Income 2,272,270 PP Deduction
Legal Acres 0.7490 Tenant Improvements to be subtracted Tenant Improvements to be subtracted
CAMA Acres 0.7490 Area Tenant Impt 0
Land Special Use Values Cost/SF Total Income 2,272,270
SAV 0 Final Income Value
MSAV 0 Total Income 2,272,270 Allocated Value N
LSU <b>0</b> Land Value <b>295,100</b> Adj Impt Resid <b>1,977,170</b>
Appraiser Reassignment Impt Residual 1,977,170 Land Value 295,100
Appraiser ▼ Final % Adj Excess Land (+) 0
Blended Value (Income+Specified Cost)  Adj Reason  ▼ FINAL INCOME 2,272,270
Addl Cost (+) 50,360 Expiration Yr
Blended Total 2,322,630



### **Blended Value Case Study – Cost and Income**

 The variable that has the "Blended Total" is mapped as the Blended Value for the final value page.





## **Blended Value Case Study Comp Sales/MH**

- The second case study shows a scenario where a property has a dwelling valued by comparable sales and a real property mobile home.
- The configurations have been developed on an internal site as a proof of concept.



## **Blended Value Case Study Comp Sales/MH**

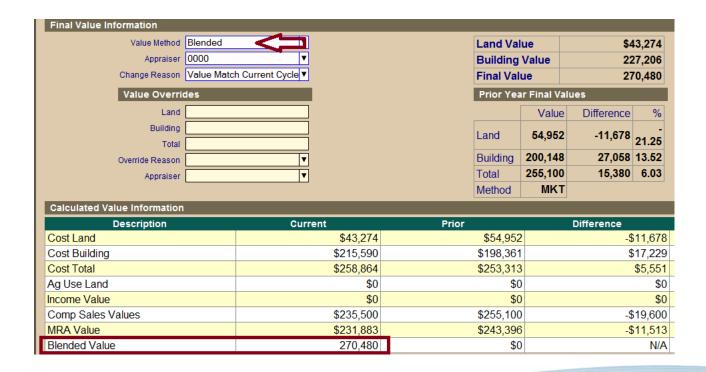
 A section has been added to the property page to show the blended value.

Total Cost Values				
Total Land	\$43,274	Total Impt	\$215,590	
Market Land				
Market Acres	0.184	Market Land	\$43,274	
Blended Value - Comp Sales and MOB				
Comp Sales	\$235,500	Blended Total	270,480	
MOB/MH	\$34,980			
Improvement Cos	t Values	OBY and Flat Value	es	
Dwellings	\$178,900	Agricultural	\$0	
MOB/MH	\$34,980	Residential	\$1,710	
Commercial	\$0			
GFME	\$0	Commercial	\$0	
Total Impt	\$215,590	Total	\$1,710	



## **Blended Value Case Study Comp Sales/MH**

 The blended value variable has been mapped on the final value page mapping.





### Summary

- The Orion change creates the possibility of using a final value that is a blend of different approaches to value
- For a site to take advantage of this new option, appraisers must define the business case and a master user must create the configurations.

99 PctOwnFlag	=	Set percent ownership flag for asmt calcs	If Then
100 SystemPropType	=	Copy user defined property type for assessment calculations	Formula
101 CAMAPropType	=	Appraisal property type	Formula
102 DwelCount	=	Prop.PublicVars.DwelCount	Formula
103 HUnderCap	=	Get total value under thecap	Formula
104 MultDwel	=	Set multiple dwelling indicator	If Then
105 CompSalesValue	=	Copy comp sales value from the final value page	Formula
106 HUnderCap	=	Recompute for Condos	If Then
107 HOverCap	=	Get total value over the cap i.e. uncapped value	Formula
108 HOverCap	=	Recompute for Condos	If Then
109 HCapMsg	=	Determine H Cap messge	If Then
110 CamaCalcDate	=	Calculation Date/Time	Formula
111 ValMethod	=	Copy final value method for display	Formula
112 AgVBRFlag	=	Copy Ag VBR flag for assessment calcs	If Then
113 BlendedValue	=	Add Mob to Comp sales	If Then



# **Questions or Comments?**





