

# Value added by New Construction

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# A New Approach to New Construction

- Overview

- Determining the value added by new construction is a common need
- For a new building, this is fairly easy; use the total value of the building
- For improvements to an existing building, the task is much harder
- New functionality that is being implemented for the Multnomah project can provide a way to more easily determine the value added for improvements to an existing building.

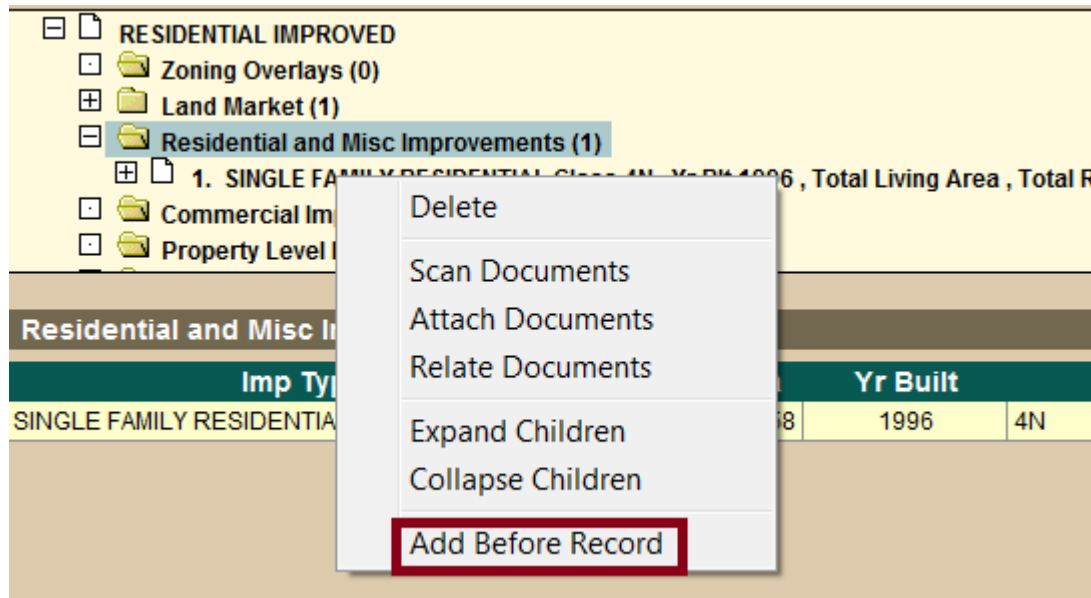
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## “Before” records

- A user will be able to make a copy of a CAMA item page as a record of the data and values before any changes are made
- Changes are made to the current page to reflect the changes on the property
- When the property is calculated the current and the “before” page are calculated with the configurations for the selected tax year
- New calculation statements can compare a designated value on the “before” page with the current page. The difference is the value attributable to the changes on the current page

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- A right click option allows the user to create a “Before” page. This is a copy of the page at the time the user makes the copy.



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- If there is a before page, the CAMA tree will show an icon

The screenshot displays the 'Appraisal' tab for property R104047. The interface includes a navigation menu at the top with tabs for Summary, General, Ownership, Exemptions, Assessments, Appraisal, Final Value, Transfers, Appeals, Events, Permits, and Water Rights. The main header shows the property ID R104047, legal description 'ALPINE RIDGE, BLOCK 2, LOT 10', owner 'GALLOWAY, JAMES E TR(01149214)', and tax year 2015. A 'View Before Record' button is visible above the 'Cost Value: 270,670'.

The CAMA tree is expanded to show the following items:

- RESIDENTIAL IMPROVED (highlighted with a red triangle icon)
- Zoning Overlays (0)
- Land Market (1)
- Residential and Misc Improvements (2)
  - 1 10 UNIT MULTIFAMILY Class 1.5, Yr Blt 2013, Total Living Area, Total RMV
  - 2 SINGLE FAMILY RESIDENTIAL Class 4P, Yr Blt 1997, Total Living Area, Total RMV (highlighted with a red triangle icon)
- Commercial Improvements (0)

At the bottom, the 'Property' section shows:

- Prop Class: SINGLE-FAMILY, RESIDENTIAL
- Zone: LDR6
- Legacy Map ID: 3153
- Prop Code: RESIDENTIAL IMPROVED

The section is titled 'General Property Information'.

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- The page will have a dual state orange button. If the user is on the current page, the button will allow the user to switch to the Before page. If the user is on the Before page, the button allows the user to switch back to the current page.

A screenshot of a software interface showing a tree view of project categories. The categories are: RESIDENTIAL IMPROVED (expanded), Zoning Overlays (0), Land Market (1), Residential and Misc Improvements (2), 1. 10 UNIT MULTIFAMILY Class 1.5 , Yr Bit 2013 , Total Living Area , Total RMV, 2. SINGLE FAMILY RESIDENTIAL Class 4P , Yr Bit 1997 , Total Living Area , Total RMV (highlighted with a red triangle), and Commercial Improvements (0). Below the tree view is a button labeled "View Before Record" and a text label "Cost Value: 270,670".

A screenshot of a software interface showing a tree view of project categories. The categories are: Segments (2), Trend Codes (0), 2. SINGLE FAMILY RESIDENTIAL Class 4P , Yr Bit 1997 (highlighted with a red triangle), Improvement Adjustments (0), Segments (6), Trend Codes (0), and Commercial Improvements (0). Below the tree view is a button labeled "View Normal Page".

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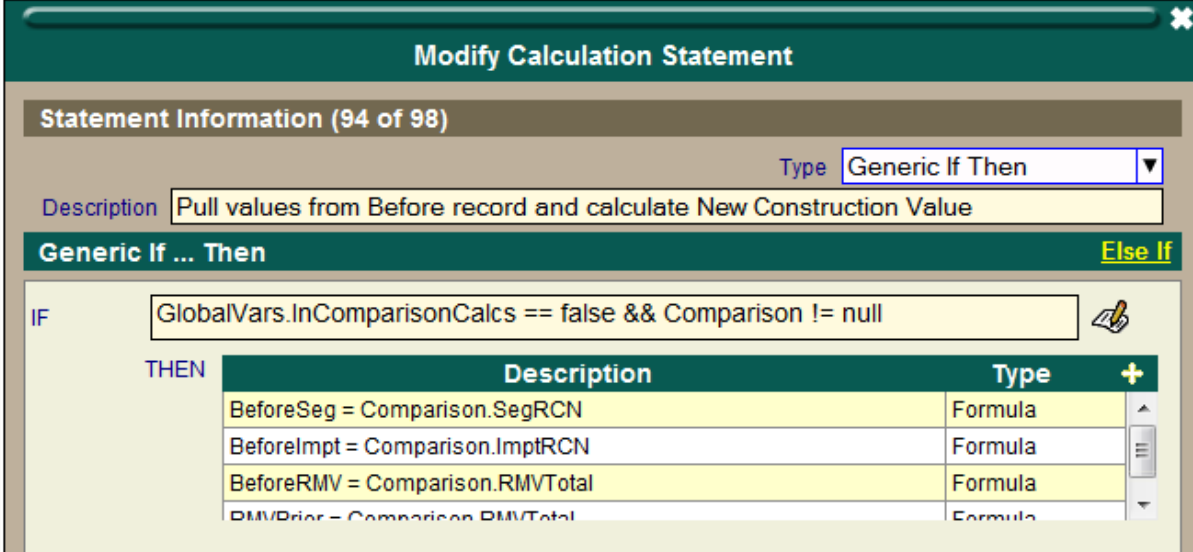
## Calculation changes

- New calculation syntax will allow the site to add calculation statements to compare values on the Before and current pages.

Calculation Definition Group Residential and Miscellaneous Improvements (Revised) (Resimpts)				
Calculation Definition Statements				
#	Name	Op	Description	Type
81	RMVInitalP	=	Round to nearest \$	Formula
82	RMVFD	=	Add FD adjustments	Formula
83	RMVPF	=	RMVFD * FinalPctAdj	If Then
84	RMVPF	=	Round to nearest \$	Formula
85	TrendedValue	=	Check for override and trends	If Then
86	RMVTotal	=	Determine RMV total	If Then
87	RMVTotal	=	Round to nearest \$10	Formula
88	Prop.PublicVars.ResImp...	+=	Accumulate residential RMV	Formula
89	PCDGV		Get prior value	System Function
90	RMVPrior	=	Convert prior value from system function to a number	If Then
91	M50Exc		Look up Calc method for the Exc code	Named Table
92	M50Exc		Look up Use CPR indicator	Named Table
93	M50CalcMethod	=	convert M50 calc method to a number	If Then
94			Pull values from Before record and calculate Exception value	Generic If Then

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- This example uses a Generic If Then statement so that properties without before records will calculate without error.



**Modify Calculation Statement**

Statement Information (94 of 98)

Type: **Generic If Then**

Description: Pull values from Before record and calculate New Construction Value

**Generic If ... Then** [Else If](#)

IF: GlobalVars.InComparisonCalcs == false && Comparison != null

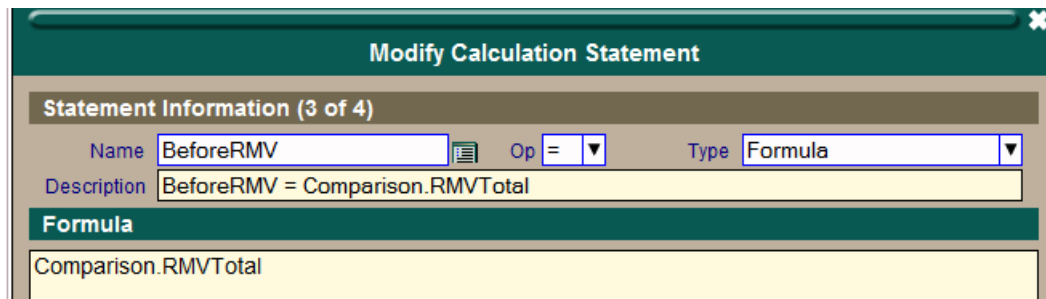
THEN:

Description	Type
BeforeSeg = Comparison.SegRCN	Formula
BeforeImpt = Comparison.ImptRCN	Formula
BeforeRMV = Comparison.RMVTotal	Formula
RMVPrior = Comparison.RMVTotal	Formula



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- The component clauses in the Generic If Then use new calculation syntax.



**Modify Calculation Statement**

**Statement Information (3 of 4)**

Name:  Op:  Type:

Description:

**Formula**

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Example – extensive remodeling to a dwelling

- The user would copy the existing dwelling page to a before record

Res Bldg RCNLD: <b>\$53,740</b>		Dwelling RCN w/o Profit: <b>\$97,714</b>	
<b>Residential Dwellings</b>			
Res Type	Single-family Resider	Style	One Story
Quality	Average	LBCS Struct	Detached SFR unit
Year Built	1930	<input type="checkbox"/> Estimated?	
Eff Year	1960	No. of Units	
AddressLink	1324 C St		
<b>Area and Measurements</b>		<b>Sketch</b>	
Ovr Tot Area	1,502	MFLA	1,502
Calc Area	1,502	UFLA Pct	
TLA value	1,502		
<b>Depreciation Information</b>		<b>Information for Comp Sales</b>	
CDU	AV	Comments	Arch Style
Phys Cond	AV	Comments	phys
Functional	AV	Comments	func
Economic	AV	Comments	eco
Ovr Pct Gd		Ovr Rsn	
		Arch Style	
		Bsmt Type	
		Total Rooms	
		Bedrooms	
		Family Rms	

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- The changes would be made on the current page. In this example, the CDU and two of its components were changed which changed the RCNLD

Res Bldg RCNLD: **\$77,190**  
 Dwelling RCN w/o Profit: **\$97,714**

### Residential Dwellings

Res Type:  Style:   
 Quality:  LBCS Struct:   
 Year Built:   Estimated?  
 Eff Year:  No. of Units:   
 AddressLink:

**Permits**  
 Pct Comp:   
 Calc Pct Comp:   
 Comments:

**Situs**

### Area and Measurements

Ovr Tot Area:  MFLA:   
 Calc Area:  UFLA Pct:   
 TLA value: **1,502**

**Sketch**  
 Vectors:   
**Sketch**  
**Apex Sketch**

### Depreciation Information

CDU:  Comments:    
 Phys Cond:  Comments:    
 Functional:  Comments:    
 Economic:  Comments:    
 Ovr Pct Gd:  Ovr Rsn:

### Information for Comp Sales

Arch Style:   
 Bsmt Type:   
 Total Rooms:   
 Bedrooms:   
 Family Rms:   
 Full Baths:   
 Half Baths:   
 Gar. Capacity:

### Remodel Information

Remodel Year:  Remodel Desc:    
 Remod Code:  Green:

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- The new calculation statements will allow the RCNLD from the before record to be compared to the current RCNLD. If changes in value from remodeling can be counted as new construction, then the value change attributed to the remodeling is  $77,190 - 53,740 = 23,450$ .

Res Bldg RCNLD:	<b>\$53,740</b>
Dwelling RCN w/o Profit:	<b>\$97,714</b>

Res Bldg RCNLD:	<b>\$77,190</b>
Dwelling RCN w/o Profit:	<b>\$97,714</b>

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- The ability to create “Before” records and the new calculation syntax to compare values on the before and current records are in development and will be ready for general release in the first half of 2017.
- The new functionality will include a job to mass delete before records. This can be run immediately after the tax year has been incremented so that the “Before” are deleted from the new current tax year. The “Before” pages are part of the property history.

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- Questions? Comments?

