

Multi Parcel Valuation

New Functionality



Multi Parcel Valuation

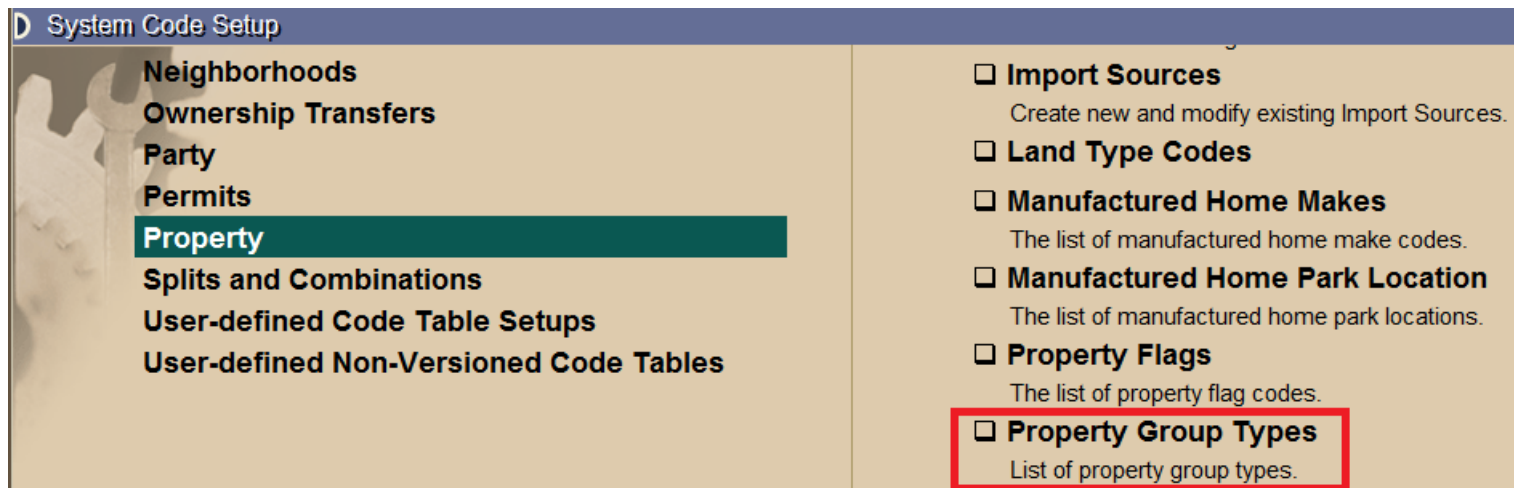
- Background
 - Multi Parcel valuation is being developed as part of the Multnomah project
 - The functionality created for Multnomah will be added to Orion core functionality and be available to all Orion clients
- Caveats
 - Multi Parcel valuation is part of CAMA calculations and can be used only on the appraisal tab
 - Multi Parcel valuation will require new calculations and most likely changes to existing CAMA calculations
 - Multi Parcel valuation uses only property level data and variables

Multi Parcel Valuation

- Steps
 - Define the business scenario
 - Create a Group Type code
 - Create at least one multi-parcel group
 - Determine the fields or variables to be used in the group calculations and which values need to be sent back to the parcels in the group
 - Create the multi-parcel variables and calculation statements
 - Make sure the property level CAMA calculations are set to use data sent back to the properties in the group
 - Test

Multi Parcel Valuation-Group Type Codes

- Group type codes have been added to property system codes



The screenshot displays the 'System Code Setup' application window. On the left, a sidebar lists various system code categories: Neighborhoods, Ownership Transfers, Party, Permits, **Property** (highlighted with a dark green bar), Splits and Combinations, User-defined Code Table Setups, and User-defined Non-Versioned Code Tables. The main content area on the right lists several options, each with a checkbox and a description:

- Import Sources**
Create new and modify existing Import Sources.
- Land Type Codes**
- Manufactured Home Makes**
The list of manufactured home make codes.
- Manufactured Home Park Location**
The list of manufactured home park locations.
- Property Flags**
The list of property flag codes.
- Property Group Types**
List of property group types.

The 'Property Group Types' option is highlighted with a red rectangular border.

Multi Parcel Valuation-Group Type Codes

- When defining a group type, the user first selects a base property type. The user defined property types are filtered to property types mapped to the base property type.

Add Property Group Types

Show this code for Appraisal

System-Wide Code and Description

Code:

Description:

System-Wide Property Group Types Behavior

Group Options | **Define Columns**

Base Property Type:

Property Types:

Group Calculation Options

Calc Def Group:

Allocation Options

Allocation Method:

Multi Parcel Valuation-Group Type Codes

- Once a property group type code has been saved, both property type fields are disabled.

Modify Property Group Types

Show this code for Appraisal

System-Wide Code and Description

Make this code available for Tax Year 2015

Code:

Description:

System-Wide Property Group Types Behavior

Group Options | Define Columns

Base Property Type: ▼

Property Types: ▲ ▼

Group Calculation Options

Calc Def Group:

Allocation Options

Allocation Method: ▼

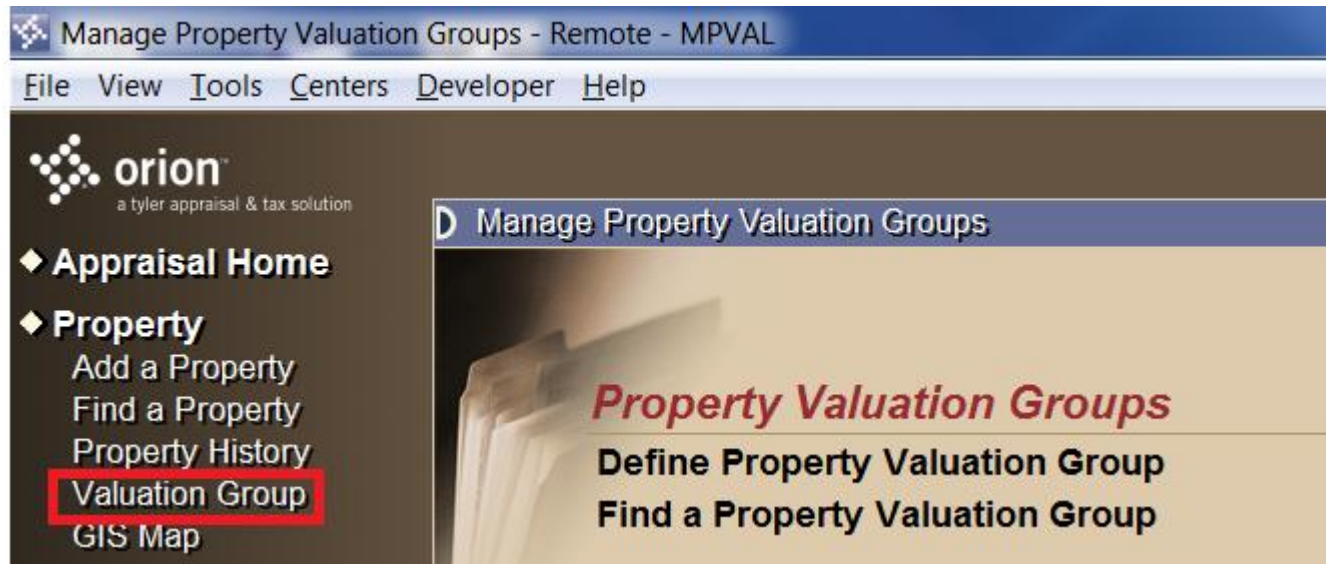
Allow users to override allocation percentages

Multi Parcel Valuation-Create Group

- Create a Multi-parcel group
 - All properties in the group must map to the same base property type
 - One property must be selected as the primary property

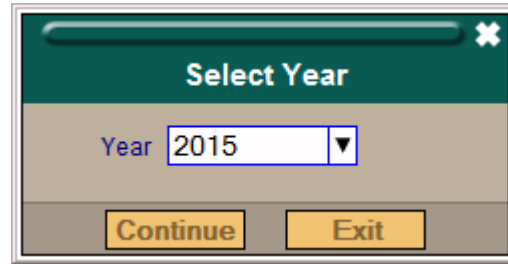
Multi Parcel Valuation-Create Group

- There will be a new option on the Nav bar – Valuation Group that will launch a new page: Manage Property Valuation Groups

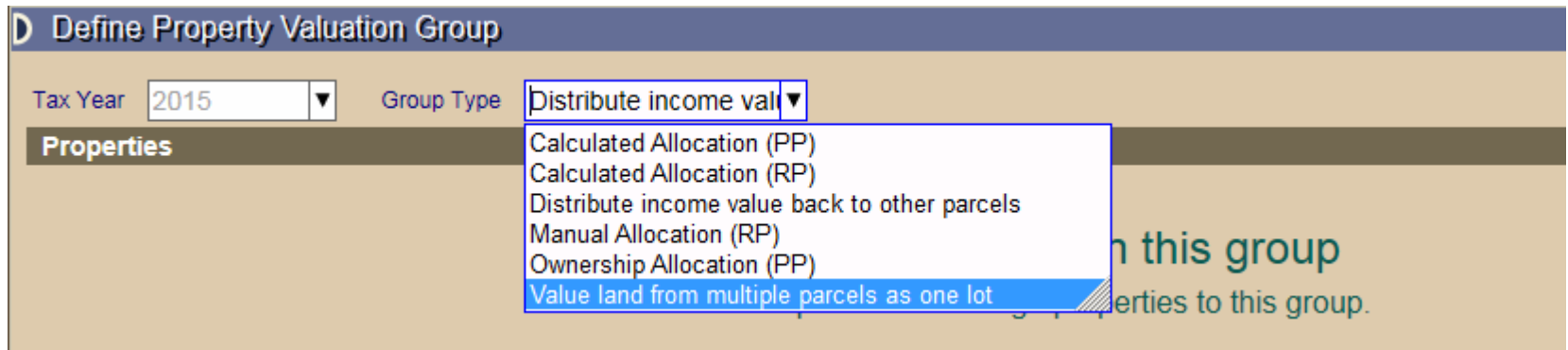


Multi Parcel Valuation-Create Group

- When creating a new group, a select year dialog will launch.



- Then the Define Property Valuation Group page will display and the user selects a group type.

A screenshot of the "Define Property Valuation Group" page. The page has a blue header with the title "Define Property Valuation Group". Below the header, there are two dropdown menus: "Tax Year" set to "2015" and "Group Type" set to "Distribute income val". A dropdown menu is open for "Group Type", showing a list of options: "Calculated Allocation (PP)", "Calculated Allocation (RP)", "Distribute income value back to other parcels", "Manual Allocation (RP)", "Ownership Allocation (PP)", and "Value land from multiple parcels as one lot". The last option is highlighted in blue. Below the dropdowns, there is a section titled "Properties" and some partially visible text: "n this group" and "Properties to this group."

Multi Parcel Valuation-Create Group

- The Add icon on the Properties brown header launches a standard Find a Property dialog with the Property Status set only to Active

The screenshot shows the 'Define Property Valuation Group' window. At the top, there are dropdowns for 'Tax Year' (2015) and 'Group Type' (Distribute income val). Below this is a 'Properties' header with a red box around a '+' icon. A 'Find a Property' dialog box is open, featuring two search sections: 'Search by Identifiers' and 'Search by Party Information'. The 'Property Status' section in the dialog has a 'Clear All' button and two checkboxes: 'Active' (checked) and 'Inactive' (unchecked). The 'Search by Party Information' section includes a 'Party Type' dropdown (Owner), three checked checkboxes for 'Standard', 'Business', and 'Non-Standard', and input fields for 'Search Name', 'First & Middle', and 'Owner ID'.

Multi Parcel Valuation-Create Group

- The first property selected is designated the primary. This can be changed later if necessary
- The Save button saves the group
- The calculate button runs the calculations attached to the group.

Define Property Valuation Group

Tax Year: 2015 Group Type: Distribute income val

Calculate

Reset Allocations +

Primary	Quick Ref ID	Property ID	Owner
▼	R109798	R109798	E & L BUILDING LLC
	R109799	R109799	LEE, MICHAEL
	R109800	R109800	THE NORTHWEST BAPTIST

Multi Parcel Valuation-Create Group

- When the group is saved, a Group ID is assigned



Multi Parcel Valuation Groups

- Property search results will include the group ID if the property has been assigned to a group in that tax year.

R109797	Situs Address 14901 E BURNSIDE ST PORTLAND, OR 97233	Quick-Ref ID R109797	Legacy ID R041807910
Type RP Residential Asmt Code	Legal ASCOT AC, INC PT VAC ST W 80' OF E 190' OF LOT 244 EXC PT IN ST	Owner There are multiple owners for this property. Click the expand icon to view all owners.	
R109798	Situs Address 74-98 SE 148TH AVE PORTLAND, OR 97233	Quick-Ref ID R109798	Group ID G20
Type Commercial Asmt Code	Legal ASCOT AC, LOT 246 TL 4600	Owner E & L BUILDING LLC	Legacy ID R041807930
R109799	Situs Address 14808-14932 E BURNSIDE ST PORTLAND, OR 97233	Quick-Ref ID R109799	Group ID G20
Type Commercial	Legal ASCOT AC, LOT 245&246 TL 4500	Owner There are multiple owners for this property. Click the expand icon to view all owners.	

Multi Parcel Valuation Groups

- A Group tab has been added to the property tab set. If a property has been assigned to a group, the tab will show all properties in the group.

The screenshot displays a property information interface for 'R109798 Commercial'. The interface includes a navigation bar with tabs: Summary, General, Ownership, Exemptions, Assessments, Appraisal, Final Value, Transfers, Appeals, Events, Permits, **Group** (highlighted with a red box), and Documents. Below the navigation bar, the property details are shown: 'R109798' with 'Legal' description 'ASCOT AC, LOT 246 TL 4600', 'Owner' 'E & L BUILDING LLC(O1090172)', and 'Situs' '74-98 SE 148TH AVE, PORTLAND, OR 97233'. The 'Tax Year' is set to '2015' and 'As Of' is '10/26/2'. At the bottom, there are dropdown menus for 'Group ID' (set to 'G20'), 'Tax Year' (set to '2015'), and 'Group Type' (set to 'Calculated Allocation').

Multi Parcel Valuation Allocation Methods

- Generally the purpose of a multi-parcel valuation group is to aggregate data from the properties in a group, compute a value based on the aggregated data and allocate the group value back to properties in the group.
- The allocation method is set when a group type is created.
- The Allocation Methods are system defined (i.e. hardcoded)

The screenshot shows a configuration window titled "System-Wide Property Group Types Behavior". It is divided into two main sections: "Group Options" and "Define Columns".

Group Options:

- Base Property Type:** A dropdown menu set to "Real Property".
- Property Types:** A list box containing "Industrial State;" and "Commercial;" with up and down arrows.

Group Calculation Options:

- Calc Def Group:** A dropdown menu set to "Income Valuation Gro".

Allocation Options:

- Allocation Method:** A dropdown menu set to "Calculated".
- Allow users to over** (partially visible)
- A dropdown menu is open, showing the following options: "Calculated", "Manual", and "Ownership".

Multi Parcel Valuation Allocation Methods

- The initial set of allocation methods are:
 - Calculated. This method assumes that the values or percentages to be allocated back to properties in the group will be computed in the group calculations.
 - Manual. This method assumes that the user will enter allocation percentages.
 - Ownership. This method has not yet been implemented. It is planned for future use with Oil and Gas calculations.

Multi Parcel Valuation Group Calculations

- Calculation Definition Groups and calculation statements will need to be created for each Group Type defined.
 - These will be created using the existing CAMA calculation menus so the user will need to adopt a naming convention so that group calculation definition groups can be easily identified

D Maintain Calculation Definition Groups

Current Location

Code Table Values

Show Hidden Codes Sort

Show Unavailable Codes Tax Year

Info	Code	Description
	GrpAg	Ag Valuation Group
	GrpIncome	Income Valuation Group
	GrpMktLand	Market Land Valuation Group

Code Search

Code

Description

Multi Parcel Valuation Group Calculations

- New statement types have been added specifically for group calculations.
- These include
 - Calculate Group – This statement will run CAMA calculations for all properties in the group. This statement type will commonly be the first state in the group calculations to ensure that the CAMA calculations are current.
 - A Calculate Group statement may also be the last statement so that values or allocation percentages passed to the properties in the group will be used in the value calculations.
 - Iterate Group – This statement type is used to gather data from properties in the group. The statement type is also used to send allocated values or percentages back to properties in the group.

Multi Parcel Valuation Case Study - Income

- Business Requirement
 - For all properties in the group, sum land value excluding any excess land value into a group total land value.
 - Income value will be computed only on the primary property. Pull the total income value into the group calculations.
 - Subtract the total land value from the income total to get an income improvement residual value.
 - Allocation method is user entered percentages. Allocate the improvement income residual value to the parcels in the group.
 - CAMA calculations will compute a total income value for each property which is the allocated improvement income residual value plus all land value including excess land.

Multi Parcel Valuation Case Study - Income

- Group calculation statements - Income

View Calculation Definition Statements Appraisal ▼

Current Location Tax Year 2015

Calculation Definition Group **Income Valuation Group (GrpIncome)**

Calculation Definition Statements [Modify Sequence](#)

#	Name	Op	Description	Type	+
1			Calculate all properties	Calculate Group	
2			Copy income and impt adj from primary property	Iterate Group	
3			Copy land market value from all properties	Iterate Group	
4	ImptResidual	=	Calculate improvement residual	Formula	
5	ImptResidual	=	Apply impt residual adjustment factor if needed	If Then	
6			Compute the allocation percents	Compute Allocation Percents	
7	ImptResidual		Compute the allocated improvement amounts for each property	Compute Allocation Amounts	
8			Write allocated percent and amounts back to properties	Iterate Group	
9			Recalculate all properties	Calculate Group	

Multi Parcel Valuation Case Study - Income

- 1 – Run CAMA calcs for all properties in the group
- 2 – Pull calculated income value and any property level adjustments from the primary property
- 3 – Copy land value without excess land from all properties
- 4 – 5 group calc statements
- 6 – Get user allocation percentages
- 7 – Multiply the allocation percentage * the total impt residual
- 8 – Write the allocation percentage and amount to property level CAMA variables
- 9 – Run CAMA calcs for all properties in the group

#	Name	Op	Description	Type	+
1			Calculate all properties	Calculate Group	
2			Copy income and impt adj from primary property	Iterate Group	
3			Copy land market value from all properties	Iterate Group	
4	ImptResidual	=	Calculate improvement residual	Formula	
5	ImptResidual	=	Apply impt residual adjustment factor if needed	If Then	
6			Compute the allocation percents	Compute Allocation Percents	
7	ImptResidual		Compute the allocated improvement amounts for each property	Compute Allocation Amounts	
8			Write allocated percent and amounts back to properties	Iterate Group	
9			Recalculate all properties	Calculate Group	

Multi Parcel Valuation Case Study - Income

- CAMA Calculation Changes – property level CDG
 - Subtract excess land from total market land value
 - Create property level variables to store allocation percent and allocated income improvement residual. The primary property will need to store the allocated income improvement residual separately from the calculated income improvement residual.
 - Create CAMA calculation statements to add total market land value to the allocated income improvement residual.
 - Create the statements necessary to use the total income value using the allocated income improvement residual as the final income value when the property is part of an income group and continue to use the original income value when the property is not part of an income group

Multi Parcel Valuation

- The plan is to run the group calculations whenever CAMA calculations are run on-line or in batch.
- If on-line CAMA calculations are run for any property in a group, the group calculations will be run which will normally include CAMA calculations for all properties in a group
- The plan is to allow group calculation statements to be printed with the Calculation Definitions report

Multi Parcel Valuation

- This functionality is still under development
- Multnomah does not use sales history
- Multi-parcel should be ready for general release the second quarter of 2017
- There will be a user guide
- Calculation configurations are site specific and will need to be developed by each site.

Questions or Comments?

