



New Models for Property Data Verification and Valuation

for

2006 IAAO Councils and Sections Joint Seminar

May 9-11, 2006

Charleston, South Carolina

Presented by

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Principal Consultant

TEAM Consulting

Washington, DC **Using New Technology**



Office of Tax and Revenue

- **The Statistics**
 - 61 square miles
 - 176,000 parcels
 - \$105 billion market value
- **New CAMA System**
 - No sketches in system
 - Annual valuations
- **Double Digit Increases in Value**

Washington, DC's Problem

- **New CAMA System**
 - No sketches in system
 - Annual valuations
- **Data Inconsistencies**
 - No comprehensive review in 10 years
 - Large portion of properties could not be modeled because of data
- **Double Digit Increases in Value**

Goals and Objectives

- Review of All Taxable Properties (except condos and coops)
- 125,000 Residential and Commercial Properties
- Outsource Data Review
- Use the Latest Technology
- Complete Project in Less than 12 Months
- Spend Less than \$1,000,000

ADV+

Combines mass appraisal's best methods, GIS/GPS,
remote sensing, data analysis techniques and mobile
data collection technology
to
re-engineer the *Appraisal Data Verification* process

ADV+ Process

- Photos
- X-Y Coordinates
- Street Address
- Appraisal Data Review
- Analysis
- Update CAMA System

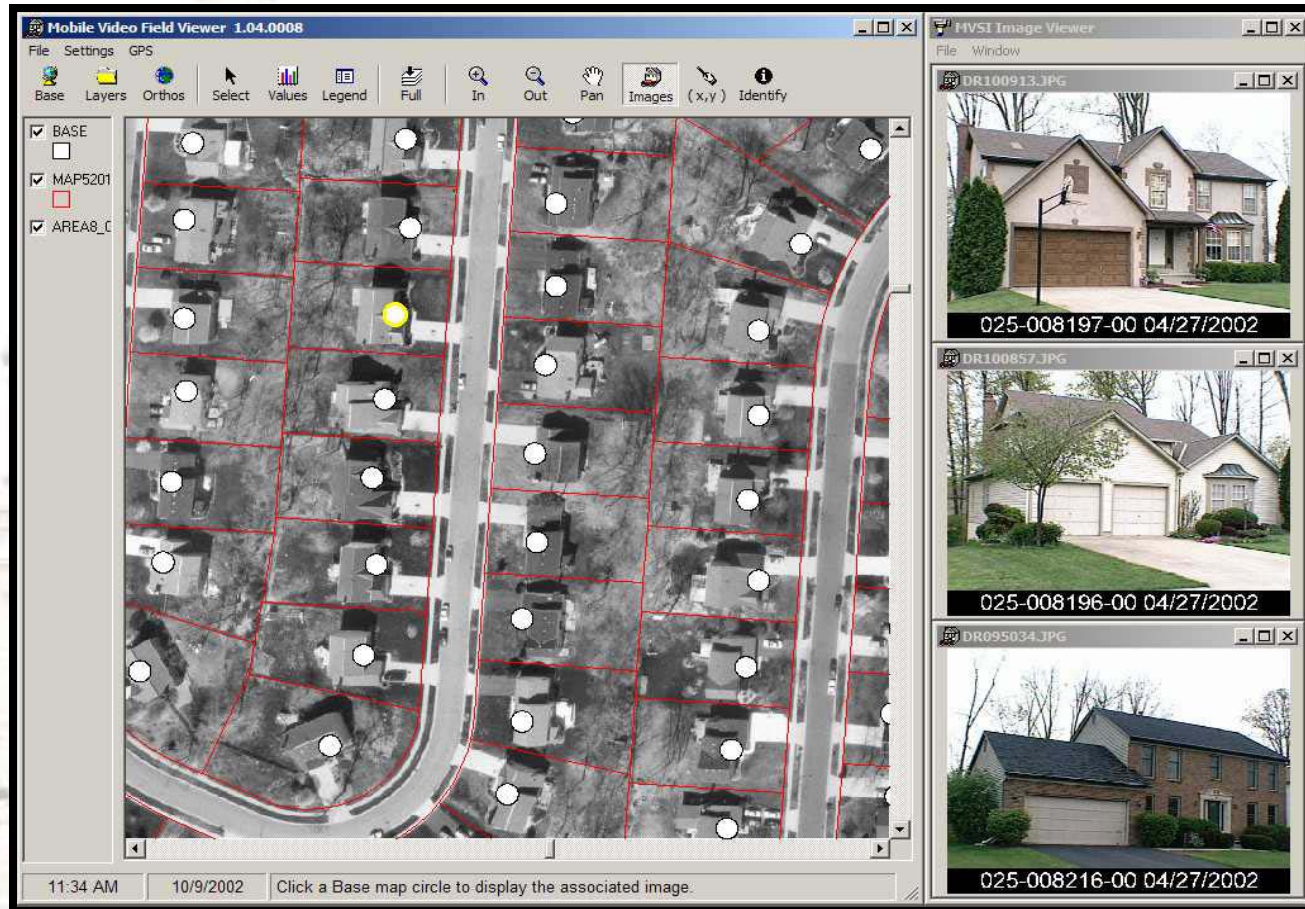
Property Imaging



2790 0054 06/08/2004

Image reflects overall value and minimal obstructions.

X-Y Coordinates



Intelligent points link each structure's x-y coordinate to its parcel number, verified address, CAMA file and street-view photograph

Address Verification

- Site Address Verified to Address on Face of Structure
- Data Segments Collected in National Emergency Numbering Association (NENA) Format
- X-Y Coordinate for Each Primary Address
- Corrections Identified with Attributes
 - Corrected Street Name
 - Correct Number
 - Confirmed or Unverified
 - Multiple Address



The screenshot displays the DigiMap - MAP5201 software interface. The main window shows an aerial map with property boundaries outlined in red. A data entry window on the right side contains the following information:

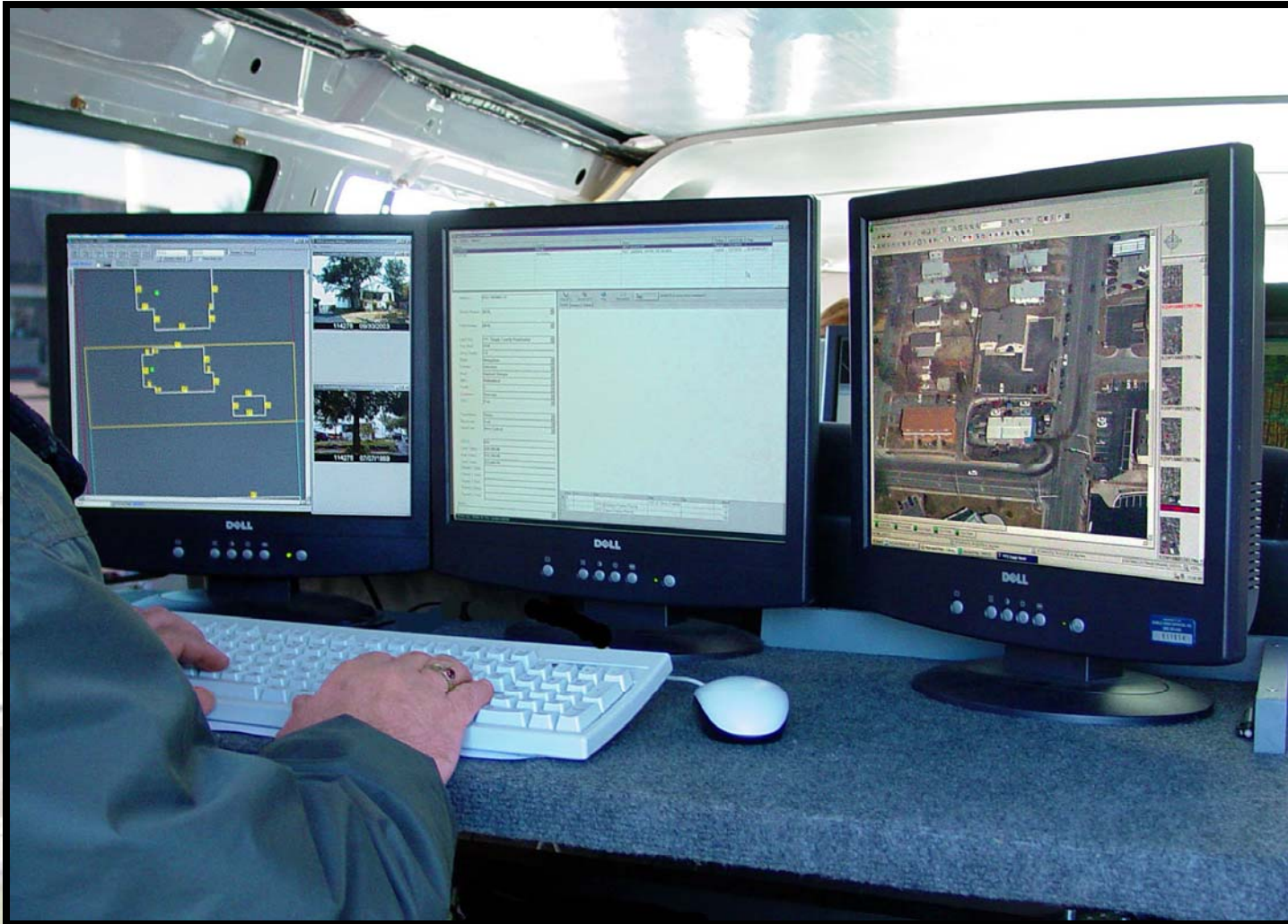
- Parcel: 025-008197-00 001
- Alerts: Ready
- Class: SINGLE FAMILY DWELLING ON UNPLATTED LAND
- Residential - SINGLE FAMILY DWELLING ON UNPLATTED LAND
- Map: Map5201
- Notes:
- Corrected Address (County Below): Corner Transfer (F4)
- Table with columns: St Num, St Name, St Type, Dr 2, S4, Dec, SAU
- Row 1: 463, WHITLEY, DR, , , , 2
- Row 2: 463, WHITLEY, DR, , , , 2
- SAU: 2
- Images: (1) 20020427DR100913.JPG
- Auto Clear: ☒ Auto Display: ☐
- Address: 025-008197-00 04/27/2002

A red arrow points from the 'SAU' column to a photograph of a house with the address 025-008197-00 04/27/2002.

- # Address Verification
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 - Row 1: 463, WHITLEY, DR, , , ,
 - Row 2: 463, WHITLEY, DR, , , ,
 - SAU: 2
 - Images: (1) 20020427DR100913.JPG
 - Auto Clear: ☒ Auto Display: ☐
 - Address: 025-008197-00 04/27/2002
- A red arrow points from the 'St Num' field (463) to a photograph of a house with the address 025-008197-00 04/27/2002.



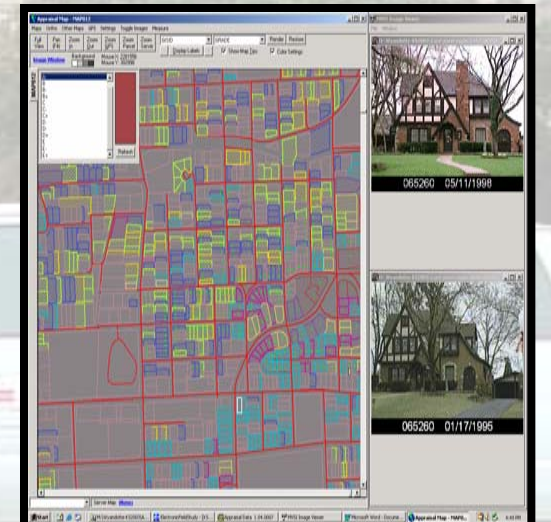
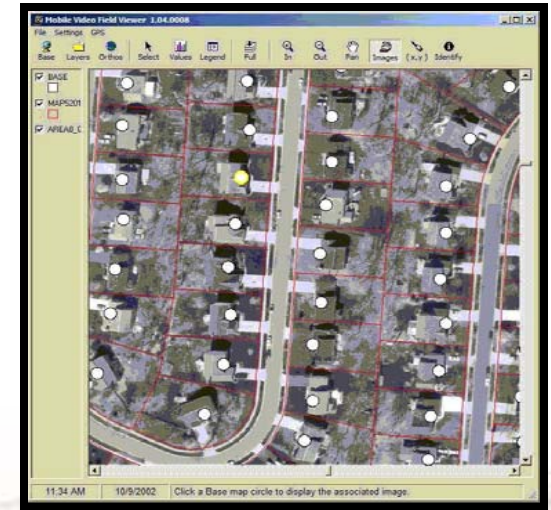
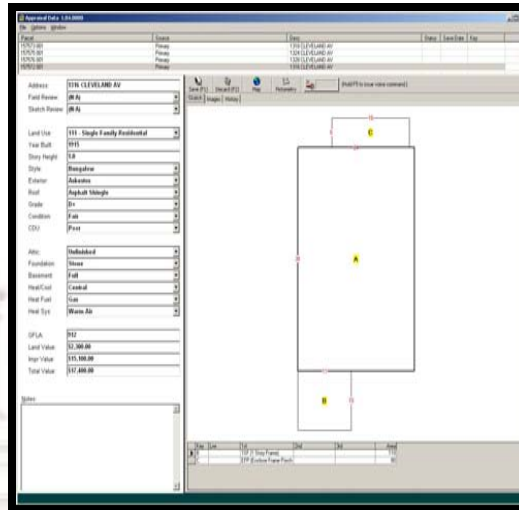
Verify Appraisal Data



Verify Appraisal Data

Data for Field Verification

- CAMA Data
- PRC JPEG
- Property Sketches
- GIS
- Orthophotographs
- Planimetric Footprints
- Oblique Imagery



Verify Appraisal Data

Objective Characteristics

- Property Class-Use
- Style
- Effective Age
- Exterior Walls
- Story Height
- Roof Material
- Attic
- Basement
- Foundation
- Air Conditioning
- Out Buildings
- Parking
- Jurisdiction-Specific Factors

Appraisal Data 1.04.0000

File Options Window

Parcel	Source	Desc	Status	Save Date	Key
157573 001	Primary	1318 CLEVELAND AV			
157575 001	Primary	1324 CLEVELAND AV			
157576 001	Primary	1328 CLEVELAND AV			
157572 001	Primary	1316 CLEVELAND AV			

Address: 1316 CLEVELAND AV

Field Review: (N/A)

Sketch Review: (N/A)

Land Use: 111 - Single Family Residential

Year Built: 1915

Story Height: 1.0

Style: Bungalow

Exterior: Asbestos

Roof: Asphalt Shingle

Grade: D+

Condition: Fair

CDU: Poor

Attic: Unfinished

Foundation: Stone

Basement: Full

Heat/Cool: Central

Heat Fuel: Gas

Heat Sys: Warm Air

GFLA: 912

Land Value: \$2,300.00

Impr Value: \$15,100.00

Total Value: \$17,400.00

Notes:

Sketch Images History

Save (F1) Discard (F2) Map Pictometry (Hold F5 to issue voice command.)

Key Lwr 1st 2nd 3rd Area

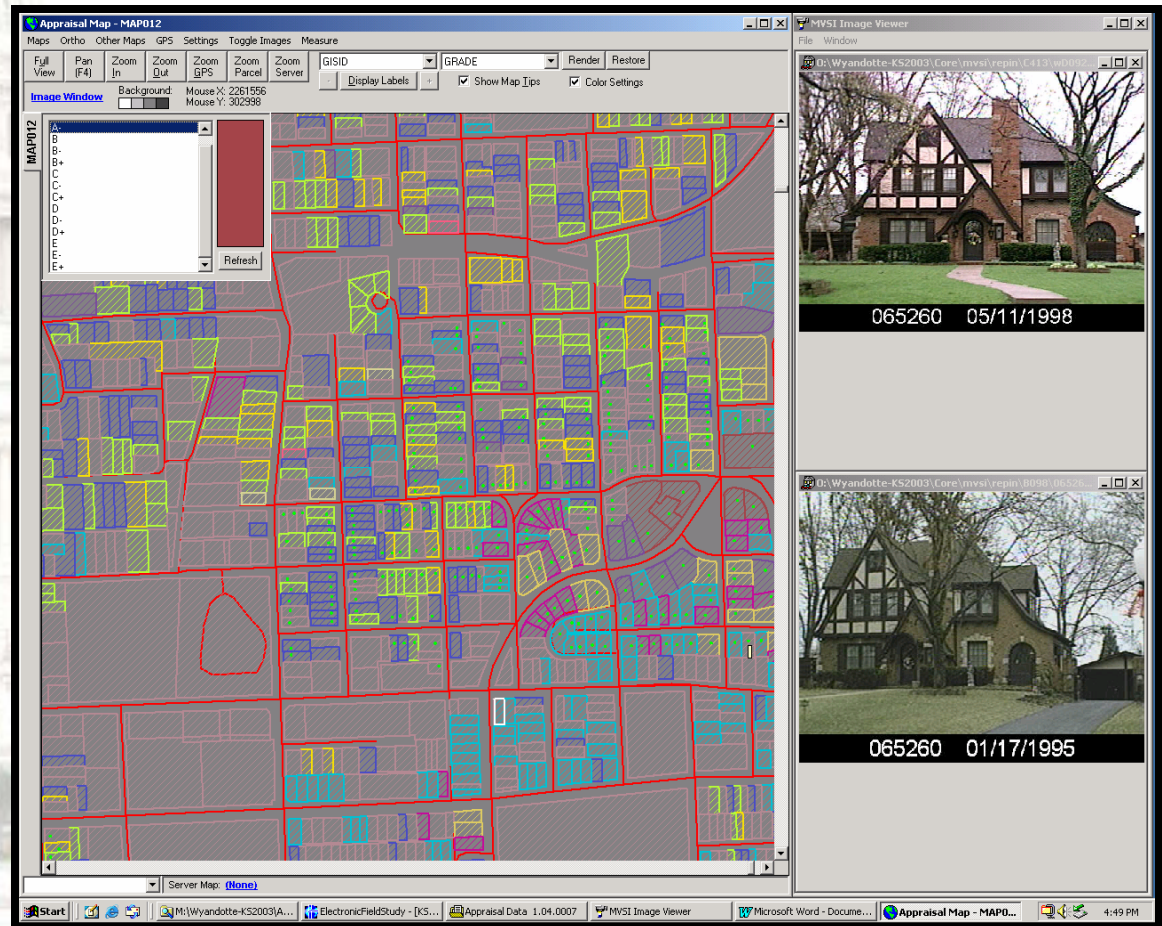
B		1SF (1 Story Frame)			110
C		EPF (Enclose Frame Porch)			80

Verify Appraisal Data

Subjective Characteristics

- **Grade**
- **Condition**
- **Location Factors**
- **Jurisdiction-Specific Factors**

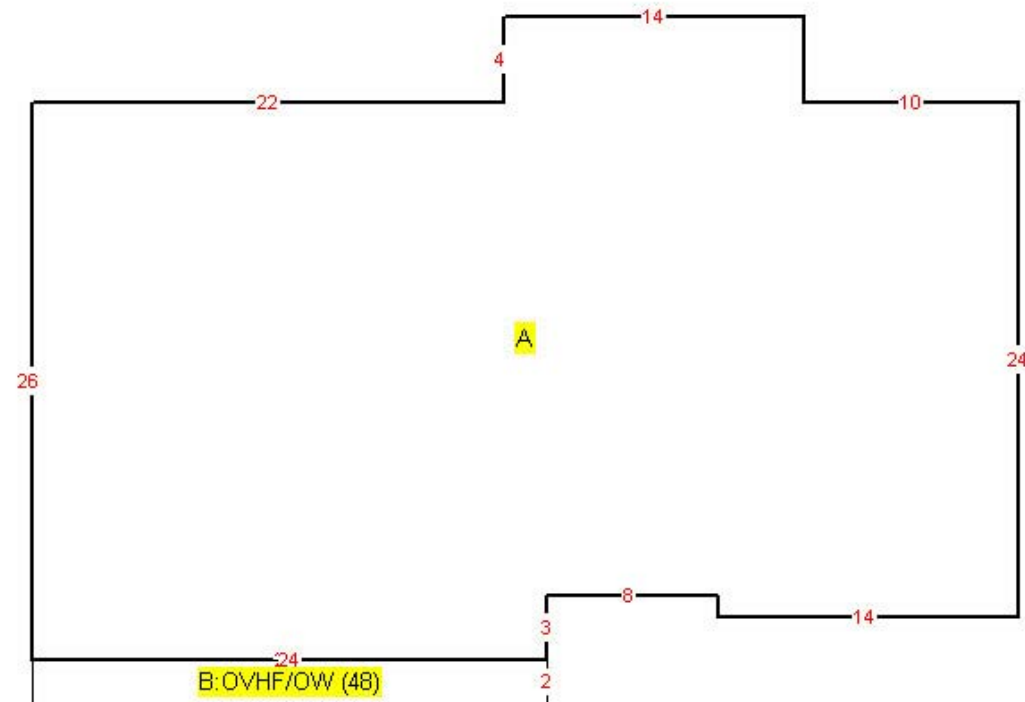
The integration of data with GIS, sketch and imaging provides for a high-quality review and enhanced productivity.



Verify Sketch and Measurements

In-Field Sketch Comparison To:

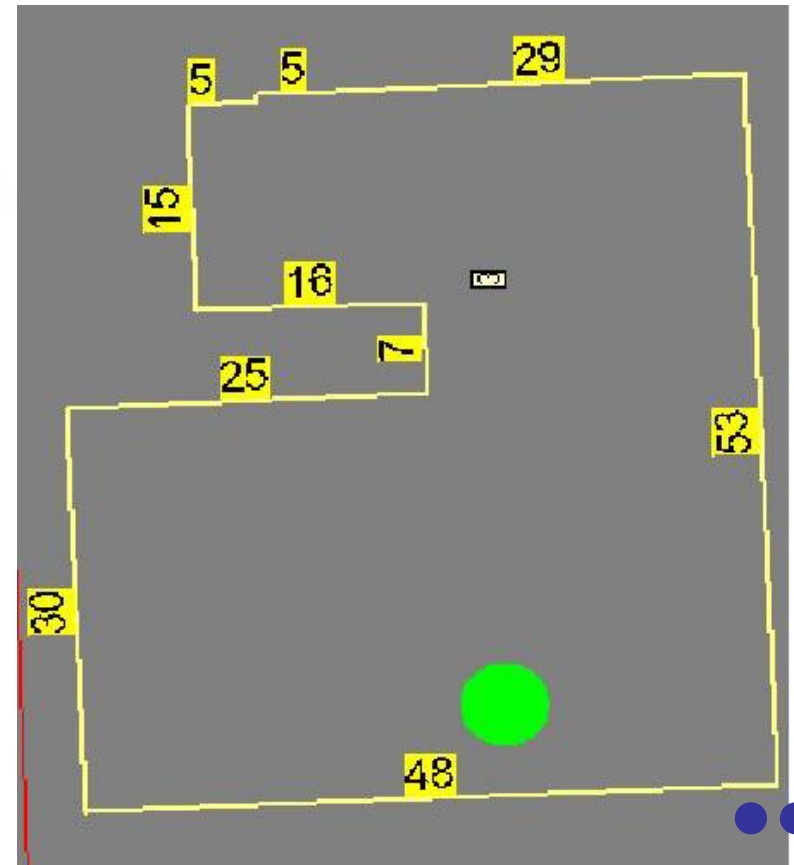
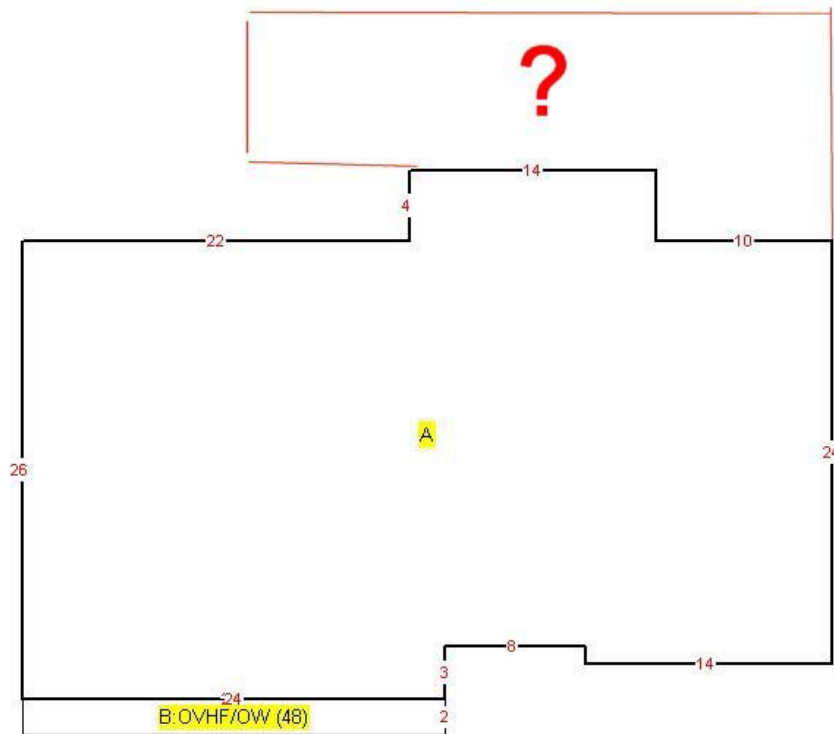
- **Structure**
Verify sections, levels and labels
- **Planimetric Footprint**
Verify perimeter measurements
- **Orthophotography**
Identify additions and obstructed view



Verify Sketch and Measurements

Planimetric Footprint

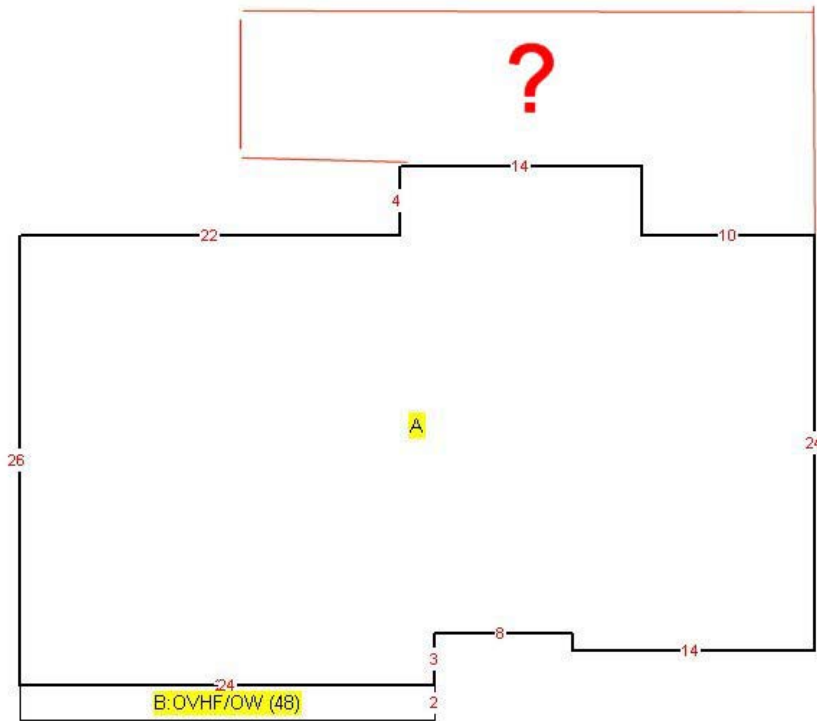
The mass appraiser in the field collection unit compares the dimensions on the planimetric footprint (minus the estimated roof overhang) with the same walls on the CAMA sketch to see if the two are within allowable tolerances.



Verify Sketch and Measurements

Oblique View

The use of Oblique Photography provides the mass appraiser with the ability to view the entire property to determine building orientation, outline, characteristics and context.



Data Entry and Processing

Workflow Processes

- Data organized into review levels
- Each review level has separate procedures for review and entry
- Problem data elements are pushed to higher review levels
- Data entry into CAMA system
 - Mass update when supported by CAMA system
 - Manual data entry due to software limitations

Data Entry and Processing

Data Exceptions for 125,000 Residential Parcels

<u>Level</u>	<u>Count</u>	<u>Description</u>
1	372,990	Property Characteristics →
2	2,190	Review Characteristics
3	7,252	Office Action Required
4	12,569	Office Action Complete
5	3,172	No Sketch
6	2,947	Field Action Required
7	<u>2,817</u>	Field Action Complete
	403,937	

Residential

- Use Code	2,394
- Old Style	4,768
- Roof Covering	25,768
- Building Type	1,400
- Story Height	7,079
- Air Conditioning	1,235
- Exterior Finish	7,599
- New Style	103,198
- Parking	104,433
- Grade	44,409
- Condition	<u>29,011</u>

331,294

Data Entry and Processing

Resolution of Field and Sketch Review Parcels

Office Action

<u>Count</u>	<u>Description</u>
2,932	Building Razed
2,948	Minor Addition (deck/porch/garage)
1,064	Correct Sketch
	Measurements/Labels
<u>308</u>	Verify Use
7,252	

Field Action

<u>Count</u>	<u>Description</u>
664	Additional Sq. Ft. Not on Sketch
509	New Construction
<u>1,774</u>	Field Verify (significant variation)
2,947	

Data Entry and Processing

Resolution of Field and Sketch Review Parcels

Appraisal staff can investigate and resolve data exceptions at the desktop with software applications.

Data exceptions are linked to GIS or Pictometry through address x-y points.



What We Learned

- Appraisal staff was more productive due to data:
 - Consistency
 - Accuracy
 - Timeliness
- Appraisal staff was able to focus on valuation work – instead of data collection.
- The use of the best available qualified mass appraisers yielded a higher level of confidence in resulting data and final values.
- There was a substantial reduction in the amount of field work during final review.

What We Learned

- Traditional data collection techniques are not necessary on *most* properties
- Dramatically reduces cost, while improving the quality and timeliness of property valuation data
- High tech alternative to “walk around” data collection methods used in past
- Win-Win for the Office of Tax and Revenue and taxpayers
 - Provides a quality data review at a reasonable cost

Project Timeline

- May 1, 2004 Project Start
- June 1, 2004 Begin Field Work
- October 27, 2004 Field Work Completed
- April 1, 2005 Project Completion

Project Cost

- Approximately \$8.00 per parcel
 - Picture
 - X-Y Coordinate
 - Address Verification
 - Data Review
 - Appraisers
 - Software
 - Quality Assurance
- Cut Cost by Using Your Own Appraisers
- \$8 vs. \$30 Using Traditional Methods

Return on Investment

	<u>DC</u>	<u>Other</u>
Total Parcels	125,000	40,000
Market Value Discovered	\$948M (1)	\$89M (2)
Effective Tax Rate	.91%	1.4%
Tax Revenue	\$8,729,900	\$1,372,635
Contract Amount	\$800,000	\$200,000
ROI (minimum)	11:1	7:1

NOTE:

(1) From only three data elements (parking, grade and condition)

(2) Figure does not include effective age changes

Wyandotte County, Kansas

Commercial Valuation & Final Review



Project Summary

4,000 commercial/industrial properties to value and review:

- **Improved Parcels**
- **One Month**
- **Staffing Problems**
- **CAMA System**

The Process

The valuation and review process involved the use of many tools and people at various locations to accomplish the County's goals:

- **Calibrate Cost System**
- **Assemble Staff On-Site**
- **Training**
- **Property Review**
- **Valuation**
- **Final Review**
- **Hearings**

Parcel Count Analysis

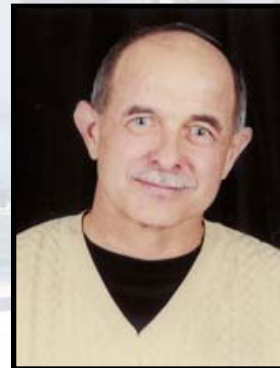
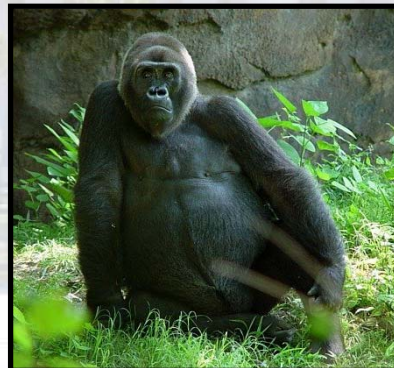
The County provided Mobile Video with a list of commercial parcels identified with a review code.

Review Code	Count of PID
Apartments	483
Comm_Multiple Card	2540
Comm_Single Card	1607
Exempt	817
Hotel	33
MH Park	12
No Structure	570
Res Mixed	85
Tower	29
Vacant	1370

Valuation and Review Staff

The Final Review was conducted by five qualified appraisers with expertise and knowledge of the valuation techniques employed to value commercial properties.

- MAI
- CAE
- State Certified General Appraiser



Week 1: Training and On-Site Review

The appraisal team came on site to view the properties and become familiar with the CAMA system and valuation tools.

- **Calibrate Cost System**
- **CAMA System Training**
- **Review Software/Technology**
- **Neighborhood Inspection**
- **Visit Sale Properties**

Calibrate Cost System

- **Review of sales ratio using current cost parameters vs sales.**
- **Analysis of current data and any required updating.**
 - Cost Index
 - Economic Life
 - All forms of depreciation
- **Re-costing of files following updates.**
- **Review of sales ratio using updated cost parameters vs sales.**

Review Technology

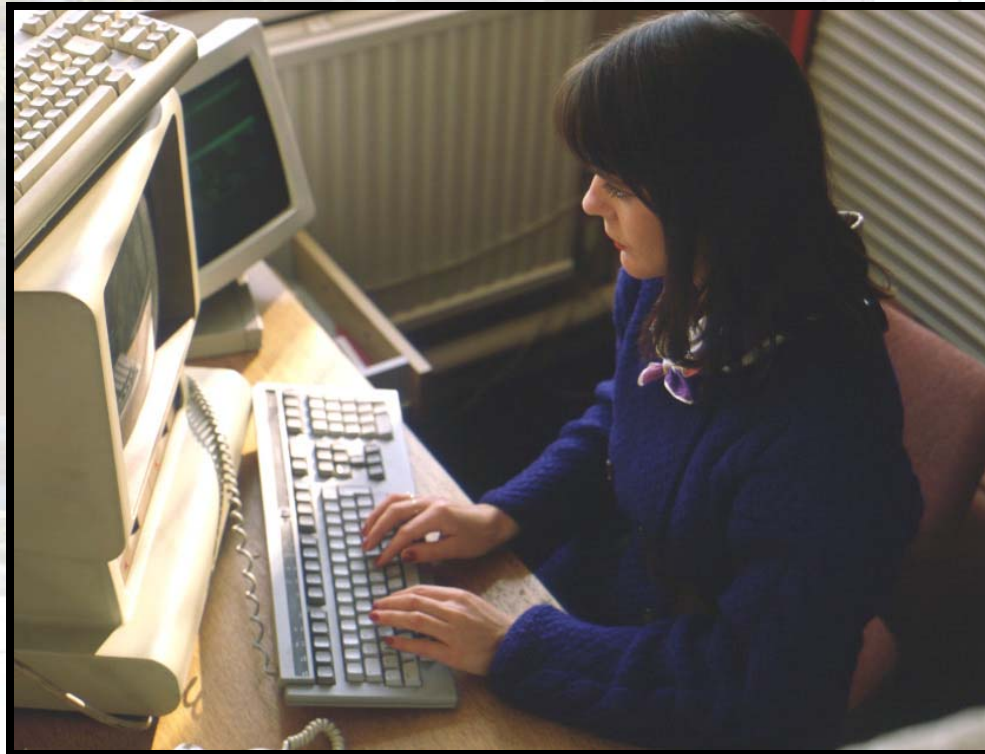
The reports in the **appraisal review application** provide the means to analyze specific data exceptions. The user can create customized reports or use the **Appraisal Management Reporting application** that provides preformatted standard reports.



Review Technology

TEAM Consulting appraisers utilized the KSCAMA system to determine and document final values.

They connected to the County's network through a VPN connections from remote sites.



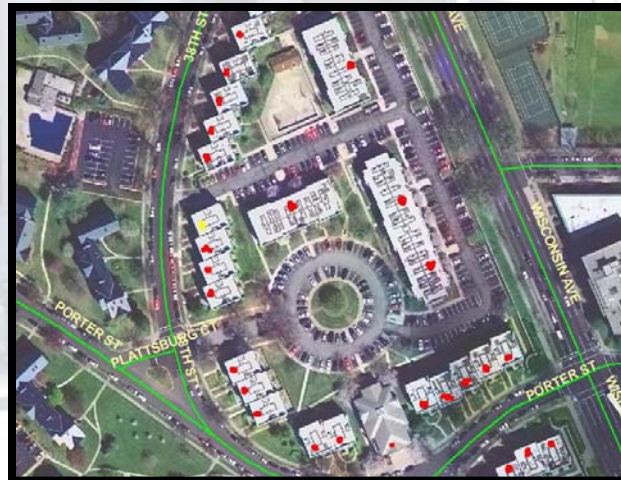
Review Technology

The TEAM used Mobile Video's **appraisal review software application** to facilitate the Final Review process. This application allows the user to:

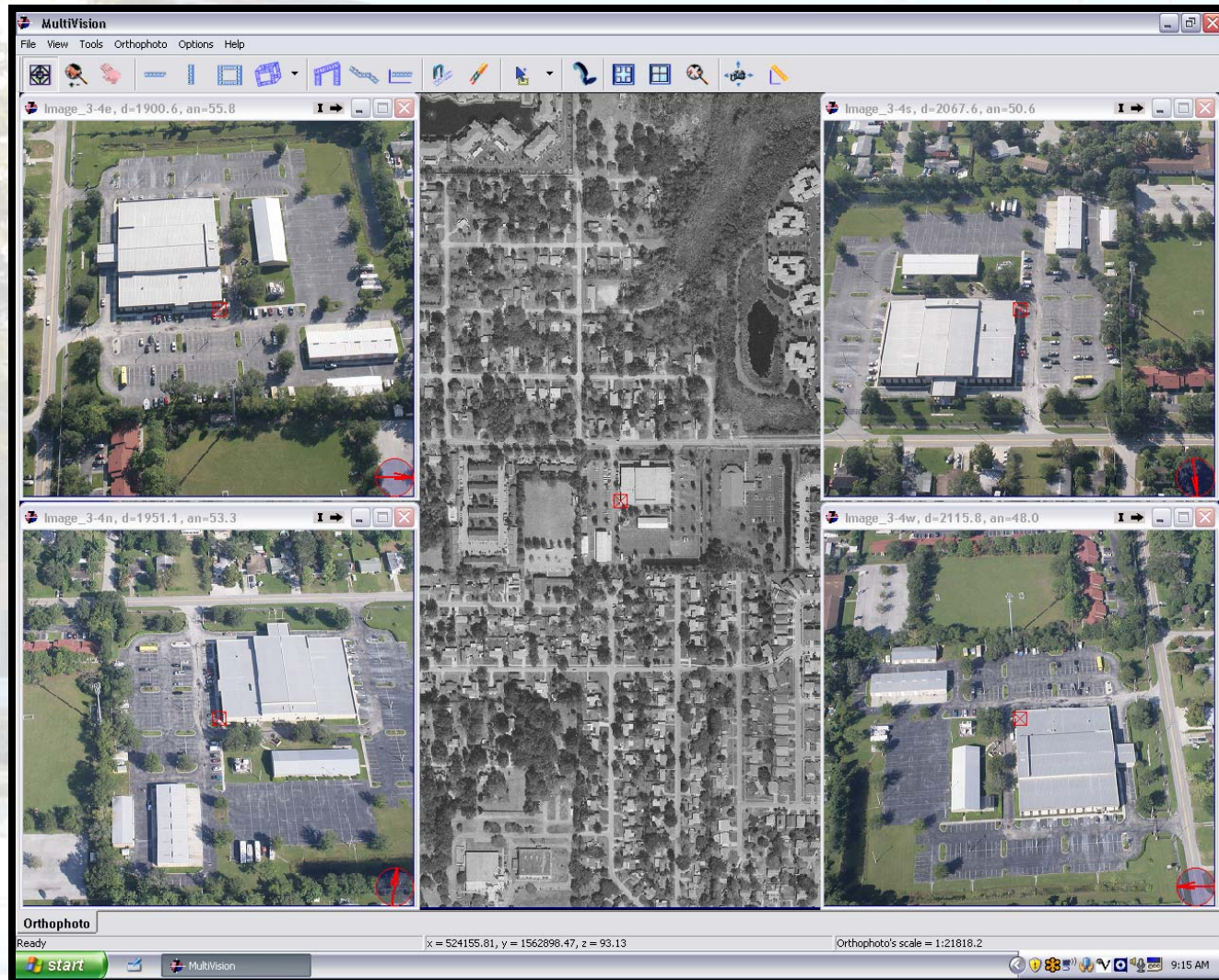
- Query the database to review records.
- Compare the exceptions to their original values.
- Review the sketch, street-view image and the GIS map layers for the parcel.

Weeks 2 and 3: Valuation Process

- **Data**
- **Technology**
- **VPN**
- **Remote Location**
- **Valuation**
- **Data Entry**



Ortho and Obliques



Valuation Data

Mobile Video's **appraisal review application** allowed the appraisers to review the following data components:

- **Street-View Imagery**
- **Oblique Imagery**
- **KSCAMA Application**
- **Commercial Valuation Sheets**
- **Requests for Field Checks**
- **GIS Data**

Commercial Cost Data

- **Inventory Content Sheets, Commercial Valuation Sheets and Photos of all valid sales for 2003-2005.**
- **Current economic life and depreciation tables in CAMA and the same information from Marshall & Swift.**
- **Valid land sales for 2003-2005.**
- **Neighborhood delineations and descriptions.**
- **Index studies for the last three (3) years.**

Valuation Process

- **Determine that value estimates assigned to improvements and land reflects the actual market value of the property.**
- **Identify and correct any data entry or transcription errors or changes to physical characteristics that may influence market value.**
- **Verify consistent and accurate construction quality grading of buildings and improvements.**
- **Verify and adjust for locational obsolescence factors to reflect market trends originating outside the property.**

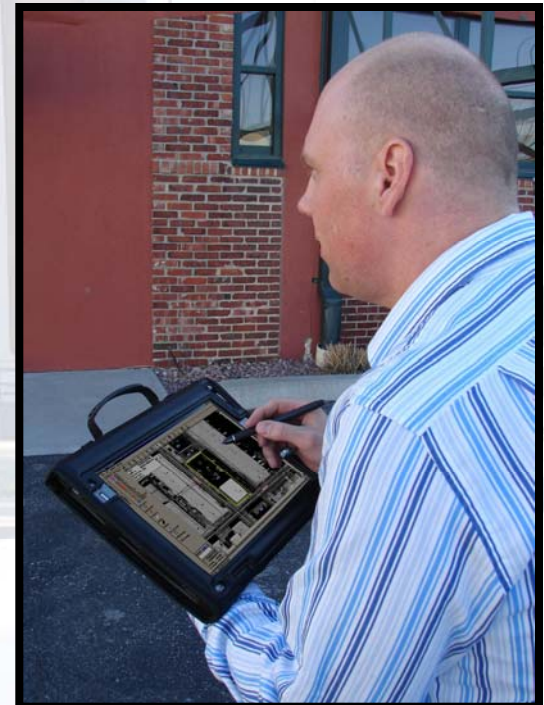
Valuation Process

- **Correlate the indicated value from the approaches used to estimate value.**
- **Ensure that each property has been valued equitably in relation to other like properties.**
- **Determine that the classification assigned to each parcel truly reflects the actual use or uses of the parcel.**

Week 4: Final Review

The Final Review was conducted by correlating the estimates derived through the KSCAMA models, and alternative valuation models, along with considerations of all other relevant data.

A record was maintained containing appropriate documentation to substantiate the final value estimates.



Project Timeline

Data conversion and software installation.....Jan 12

On-site training.....Jan 17-20

Off-site review.....Jan 21-Feb 5

On-site completion of review process.....Feb 6-9

This project was completed in just four weeks time!

Future: Formal Hearings

TEAM Consulting appraisal experts will attend appeal hearings to support the final value of the subject properties, should taxpayers wish to contest those values.



Jackson County, Missouri
**Business Personal Property
Field Verification**



Reason for Project

Jackson County had a number of school districts that were complaining about tax revenue going to the wrong districts. The primary causes of this problem were:

- **Situs Address**
- **Mobile Homes Moving**
- **Multi-Parcel Business Returns**
- **Name Changes (DBA)**
- **Properties Not on Roll**

Data Provided by County

- **Single unique parcel identifier for each parcel in the jurisdiction**
- **Fixed-width text file or database with each parcel's unique identifier, site address if available and classification code, tax map number**
- **ESRI shape files as polygons and street centerline file**
- **Orthophotography**

Data Provided by County

DigiMap - MAP0116

Maps Ortho Other Maps Street Search GPS Render Settings Measure Exit

Full View Pan (F4) Zoom In Zoom Out Zoom GPS Zoom Parcel Zoom XY Move X,Y PARCELID17 MktAddress Mouse X: 2776071 Map Extent: 880 Mouse Y: 1070115

Capture Window (F2) Background: ☐ Alt+Click = Select Dot ☐ Display Labels ☒ Show Map Tips

MAP0116

3000 INDEPENDENCE AVE

619 BENTON BLVD

3400

3032 E 61

MVSI Capture 5.04.0036

File Database Options Reports Maps Help

Grab (F5) Save (F6) Live (F7) Pin (F8) Prev (F9) Next (F10) To Zip/CD

Parcel: **28-320-02-05-00-0-00-000 101** ☒ Send

Alerts: **Ready**

Class: **COMMERCIAL IMPROVED - MISCELLANEOUS RETAIL TRADE**

Aux: **Map0116**

Notes: (N/A)

Personal Property Name: **SILVIAS FASHION**

Corrected Address (County Below): **Corner Transfer (F4)**

Num	StX	Dr	St Name	St Type	Dr 2	SA Dec	SAU	Zip	Inc	Val
3013			INDEPENDENCE	AVE				64124		
3009			INDEPENDENCE	AVE				64124	2	

☐ Primary
☐ Vacant
☐ NA
☐ Questionable
☐ Construction
☐ Foliage
☐ Mobile Home
☐ Unver Addr
☐ Best View
☐ Waste
☐ Abandoned
☐ Not on Ortho
☐ No Footprint
☐ Polygon Chk
☐ People
☐ Review
☐ Gated
☐ Public
☐ No Image
☐ Substitute
☐ Sec. Entrance
☐ Street Sign Co

Saved Images: (4) ☒ Auto Clear
J:\Jackson_MD2005\CD\CD11\28-320-02-05-00-0-00-000_AD.jpg ☐ Auto Display
☐ Auto Grab

28-320-02-05-00-0-00-000 05/11/2005

800 x 600 x 24 bits 128 pph 2 min 24 sec

Van Position: UNKNOWN Mouse Distance: UNKNOWN

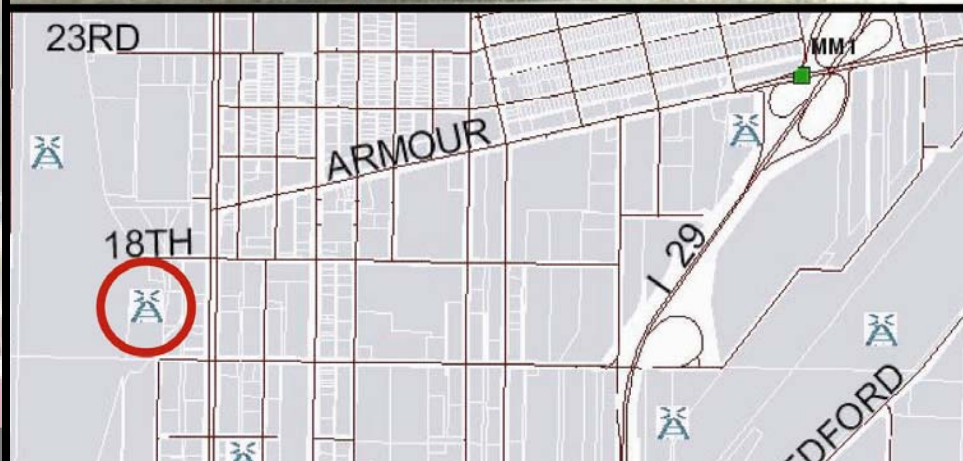
Data Collected

- **Street-view image**
- **Geo-referenced location (x-y coordinate)**
- **Field-verified address delivered in any specific format**
- **Name of the business visible from public access**

Data Collected

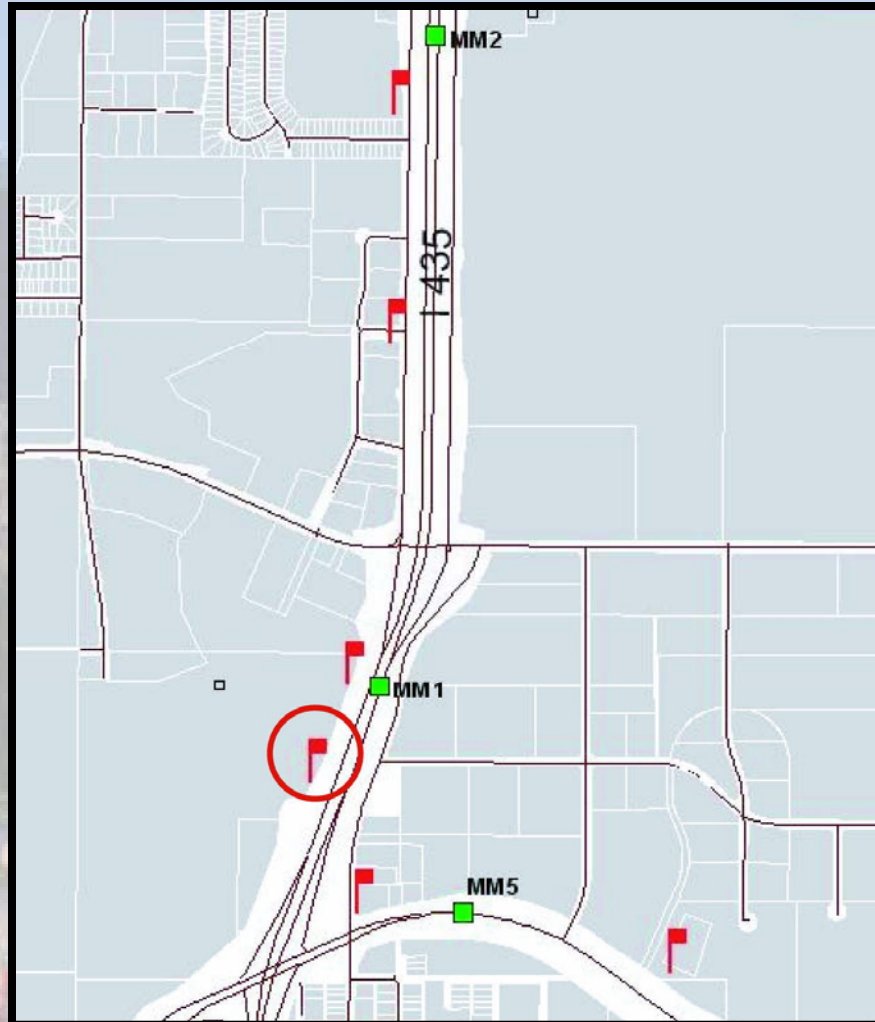


New Types of Property Identified



Shape	Point
Contentind	REG
Filenumber	A0373459
Pointid	1218768
Uniquesyst	2607910
Applicatio	NT
Previouspu	MD
Inputsourc	I
Statuscode	C
Dateentere	2004-04-19 00:00:00
Datereceiv	2004-04-19 00:00:00
Dateissued	2004-04-19 00:00:00
Dateconstr	04/19/2004
Datedisman	
Dateaction	2005-01-08 00:00:00
Archivefla	C
Version	
Signaturef	Alma
Signaturem	
Signaturel	Tjerina
Signatures	
Signaturet	Regulatory Compliance
Invalidsig	Y
Structures	309 Tennis Court
Structurec	North Kansas City
Heightofst	32.000000
Groundelev	225.800000
Overallhei	32.000000
Structuret	TOWER
Datefaadet	04/12/2004
Faa_studyn	2004-ACE-529-OE
Faacircula	
Specificat	1
Paintingan	NONE
Faamiflag	N
Nepaiflag	N
Coordinate	T
Latitudede	39
Latitudemi	9
Latitudese	3.200000
Latitudedi	N
Latitudeto	140943.200000

New Types of Property Identified



18214000100100 02/11/2005


Shape	Point
Seq	13
APN_ID	155000
CountyCode	Clay_MO2004
ProjectCode	Clay_MO2004
ParcelID	18214000100100
Parcel	18214000100100
Parcel2	
PIN	18214000100100 02/11/2005
GISID	18214000100100
ImageName	08151154.jpg
ImageDir	20050211
CorrectedStructureCompositeAddress	I-435
X	2789605.500000
Y	1091087.625000
Notes	Billboard
MapShot	MAP007
VarX	2790142.000000
VarY	1090859.500000
ImagePath	E:\Clay_MO2004\Personal\Properties\From_Field\20050211\
Occupancy	0
TMS_#	1127
OwnerName	Viacom Outdoor Inc

Mobile Home Discovery

Mobile Video Field Viewer 1.05.0002

File Settings GPS
Base Layers Orthos Select Values Legend Full In Out Pan Images (x,y) Identify

☒ BASE (Quest)
☒ NO
☒ YES
☒ ORTHOGRID
☐
☒ PARCELS
☐
☒ STREETS
☒ 13601 (Image)



MVSI Image Viewer
File Window

LE170456.jpg

13606000500300 02/14/2005

Attribute	Value
mvCalcValue	
Seq	430546
Parcel	13606000500300
ImageName	LE170456.jpg
ImageDir	20050214
PrimaryImage	NO
Surface	1
FieldAddress	400 NE 76TH TERR UNIT 59
X	2768232
Y	1116701
isFound	NO
Vacant	NO
NA	NO
UC	NO
Quest	YES
NMR	NO
NTR	NO
CA	YES
CN	YES
UVVA	NO
UAI	NO
MH	NO
Abandoned	NO
Waste	NO
Foliage	NO
QualityReview	NO
People	NO
NoImage	NO
URS	NO
DupeMap	NO
NoOrtho	NO
PolygonCheck	NO
VanX	2768196.5
VanY	1116721.5
Comp1	
Comp2	
Comp3	
Comp4	
Comp5	
Comp6	
Comp7	
Comp8	

2:21 PM 2/18/2005 Click the map to load the associated ortho photo.

Start MSVC Mobile Video Field Viewer MVSI Image Viewer 2:21 PM

Locating Database Exceptions

Using software to locate exceptions, out of 25,000 commercial accounts

- 989 accounts were located where the business name had changed
- 3,273 accounts were new and not in the business personal property file taken into the field.

Exception Summary Report

Attribute Summary Report

Page Number: 1

REPORT DATE: 05-04-2006

Grouped by MAPNUMBER Field

MAPNUMBER	PP Name Change	PP New Account
0	1	0
101	18	51
102	8	26
103	6	123
104	7	26
105	37	117
106	7	75
107	2	54
108	15	56
109	0	28
110	33	158
111	0	35
112	2	21
113	2	5
114	1	30
115	2	26
116	26	106
117	15	36
118	5	27
119	4	13
120	15	11
121	23	101
122	10	20
123	13	23
124	14	55
125	0	17
126	2	12
127	1	1
128	10	11
129	4	6
130	4	16
131	17	29
132	14	20
133	7	21
134	14	48
135	4	10
136	10	30
137	1	24
138	9	16
139	4	12
140	9	17
141	30	32
142	10	66
201	0	0
202	0	6
203	0	11
301	7	40
302	18	76

115	2	26
116	26	106
117	15	36

Exception Grid Report

Grid Report

Page Number: 1

REPORT DATE: 05-04-2006

Bus_PP for Map 116 in Jackson County

Parcel	MVideoMap	FieldAddress	PP Name	PP Name Change	PP New Account	SEQ
28-320-02-06-00-0-00-000	116	3007 INDEPENDENCE AVE	SAMMY'S DISCOUNT MART TAX SERVICE	0	1	170976
29-110-30-18-00-0-00-000	116	2124 E 12TH ST	HOME SWEET HOME	0	1	113763
29-130-10-25-01-0-00-000	116	1316 E 14TH ST	YELLOW CAB CO	0	1	114070
29-110-30-18-00-0-00-000	116	2128 E 12TH ST	PAPA LEW'S SOUL DELICIOUS FOOD	0	1	113760
29-110-30-18-00-0-00-000	116	2120 E 12TH ST	GREEN RIVER	0	1	113761
29-110-30-18-00-0-00-000	116	2122 E 12TH ST	CB PROPERTIES	0	1	113762
29-620-08-06-00-0-00-000	116	1212 E 19TH ST	WILTIL COMMUNICATIONS	0	1	114876
29-210-44-05-00-0-00-000	116	1146 HARRISON ST	SERVICE PRINTING & GRAPHICS, INC	1	0	114593
29-620-01-07-00-0-02-001	116	1700 E 18TH ST	RED VINE	0	1	114864
29-130-06-12-00-0-00-000	116	1120 E 13TH ST	WR. MEADOWS, INC	0	1	114059
28-320-02-05-00-0-00-000	116	3011 INDEPENDENCE AVE	JAMA IMPORTS & EXPORT 816-241-5266	0	1	170974
28-320-02-05-00-0-00-000	116	3009 1/2 INDEPENDENCE AVE	EL MICHA CANO TAQUERIA 816-241-4580	0	1	170975
29-140-03-25-00-0-00-000	116	2313 E 12TH ST	NATURAL SOAP CO	0	1	171836
29-110-31-05-00-0-00-000	116	1111 BROOKLYN AVE	MID-K BEAUTY SUPPLY	0	1	113766
29-110-31-05-00-0-00-000	116	1123 BROOKLYN AVE	MUCH MUSIC & MORE	0	1	113767
29-140-41-04-00-0-00-000	116	1601 OLIVE ST	TIME WARNER CABLE	1	0	180391
28-320-02-05-00-0-00-000	116	3011 INDEPENDENCE AVE	JAMA IMPORTS & EXPORT 816-241-5266	0	1	170974
28-320-02-05-00-0-00-000	116	3009 1/2 INDEPENDENCE AVE	EL MICHA CANO TAQUERIA 816-241-4580	0	1	170975
29-140-03-25-00-0-00-000	116	2313 E 12TH ST	NATURAL SOAP CO	0	1	171836
29-120-12-02-00-0-00-000	116	1409 ADMIRAL BLVD	ADMIRE MOTEL	0	1	113887

Single Business Report

Map View 1.00.0002

File View Options Settings

☒ IMAGES (mvPP_NewAcct)
☒ PARCELS
☒ STREETS
☒ CURBS
☒ MAPGRID
☒ JACOZIPS
☐ ORTHO GRID
☒ I26-300 (Image)
☒ I13-900 (Image)

Parcel	Address	PP Name
28-320-02-05-00-0-00-000	3011 INDEPENDENCE AVE	JAMA IMPORTS & EXPORT 816-241-5266
28-320-02-05-00-0-00-000	3009 1/2 INDEPENDENCE AVE	EL MICHACANO TAQUERIA 816-241-4580
28-320-02-06-00-0-00-000	3007 INDEPENDENCE AVE	SAMMY'S DISCOUNT MART TAX SERVICE
28-320-03-02-00-0-00-000	2825 INDEPENDENCE AVE	SARINA'S MISSOURI FAMILY CREDIT UNION
28-320-04-01-00-0-00-000	2681 INDEPENDENCE AVE	TORTAS BENJAS
28-320-04-07-00-0-00-000	2617 INDEPENDENCE AVE	ELVQUERO IMPORTS
28-320-04-23-00-0-00-000	2601 INDEPENDENCE AVE	DISCOUNT TOBACCO & CELLULAR

28-320-02-05-00-0-00-000 05/11/2005

Attribute	Value
Address	3009 1/2 INDEPENDENCE AVE
ImageFlag	(N/A)
Parcel	28-320-02-05-00-0-00-000
MVNotes	
PP_Acct	2005051108101423.JPG
PP_Name	EL MICHACANO TAQUERIA 816-24...
PP_NameChange	No
PP_NewAcct	Yes

Unassigned Image: ☐ I10
Unrecorded Struct: ☐ I10
Construction: ☐ I10
NoMap Rec: ☐ I10
Questionable: ☐ I10
Addr_CorrSt: ☐ I10
Addr_CorrNum: ☐ I10
Addr_Exception: ☐ I10
Addr_CentlineRev: ☐ I10
Addr_UnverAddr: ☐ I10
FlagDesc:
Street Number:
Number Suffix:
Pre Directional:
Street Name:
Street Type:
Post Directional:
SAU Type:
SAU:
Image Notes:
☐ Auto Update

Parcel:

Benders: (F3 = Clear)
PP_NewAcct

X: 2775664.135123
Y: 1070641.394768

Return on Investment

	<u># ACCOUNTS</u>	<u>\$ PER ACCT.</u>	<u>COUNTY TOTAL \$</u>
Data Collection	25,000	\$3.00	\$75,000.00
Missing Properties Identified	3,900	\$500.00 (avg.)	\$2,000,000.00

- Using a 2% ETR the return would be \$400,000 on a \$75,000 investment. Not a bad return!
- Plus the additional problems that were fixed:
 - Wrong Tax District
 - Situs Address
- Who knows what this is worth?



New Models for Property Data Verification and Valuation

for

2006 IAAO Councils and Sections Joint Seminar

May 9-11, 2006

Charleston, South Carolina

Presented by

George Donatello, CMS

Principal Consultant

TEAM Consulting