The background of the slide is a photograph of a historic, multi-story building with a prominent portico supported by white columns. The building is surrounded by lush greenery, including palm trees and flowering bushes in shades of pink and white. A black street lamp is visible on the left side of the frame. The overall scene is bright and clear, suggesting a sunny day.

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

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

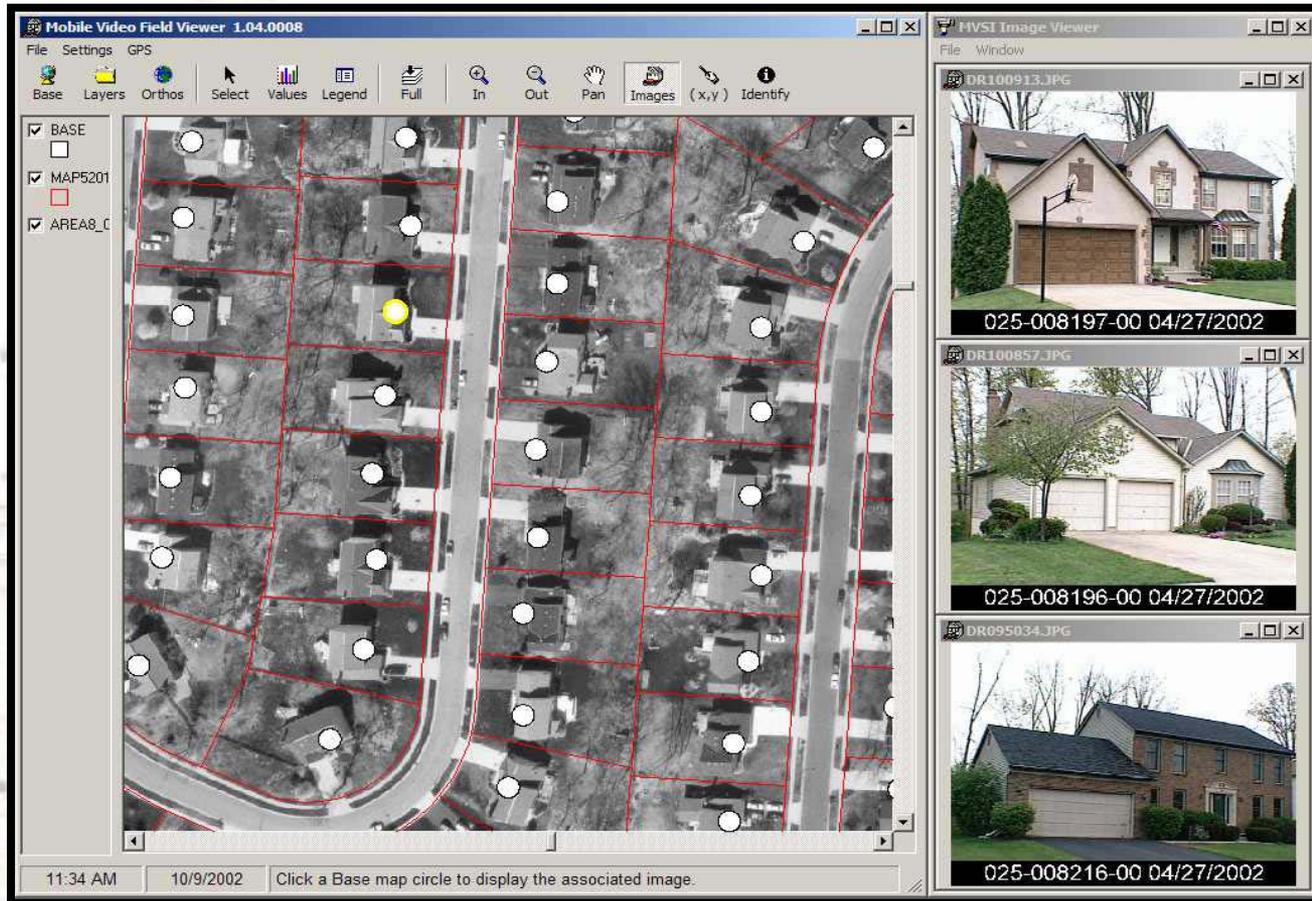
Property Imaging



2790 0054 06/08/2004

Image reflects overall value and minimal obstructions.

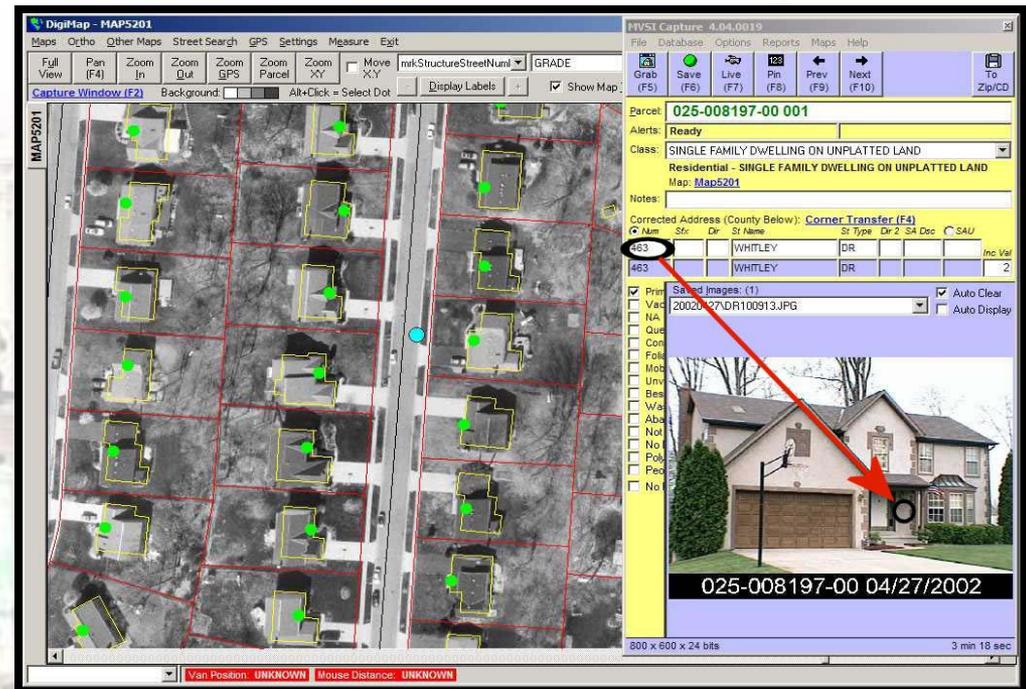
X-Y Coordinates



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



Verify Appraisal Data



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

The screenshot displays the 'Appraisal Data 1.04.0000' software interface. The top section is a table with columns for Parcel, Source, Desc, Status, Save Date, and Key. Below this is a form for property details, including Address (1316 CLEVELAND AV), Land Use (111 - Single Family Residential), Year Built (1915), and various other characteristics. A site plan diagram on the right shows a rectangular property with dimensions and three yellow callout boxes labeled A, B, and C. A table at the bottom right provides key information for the site plan elements.

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

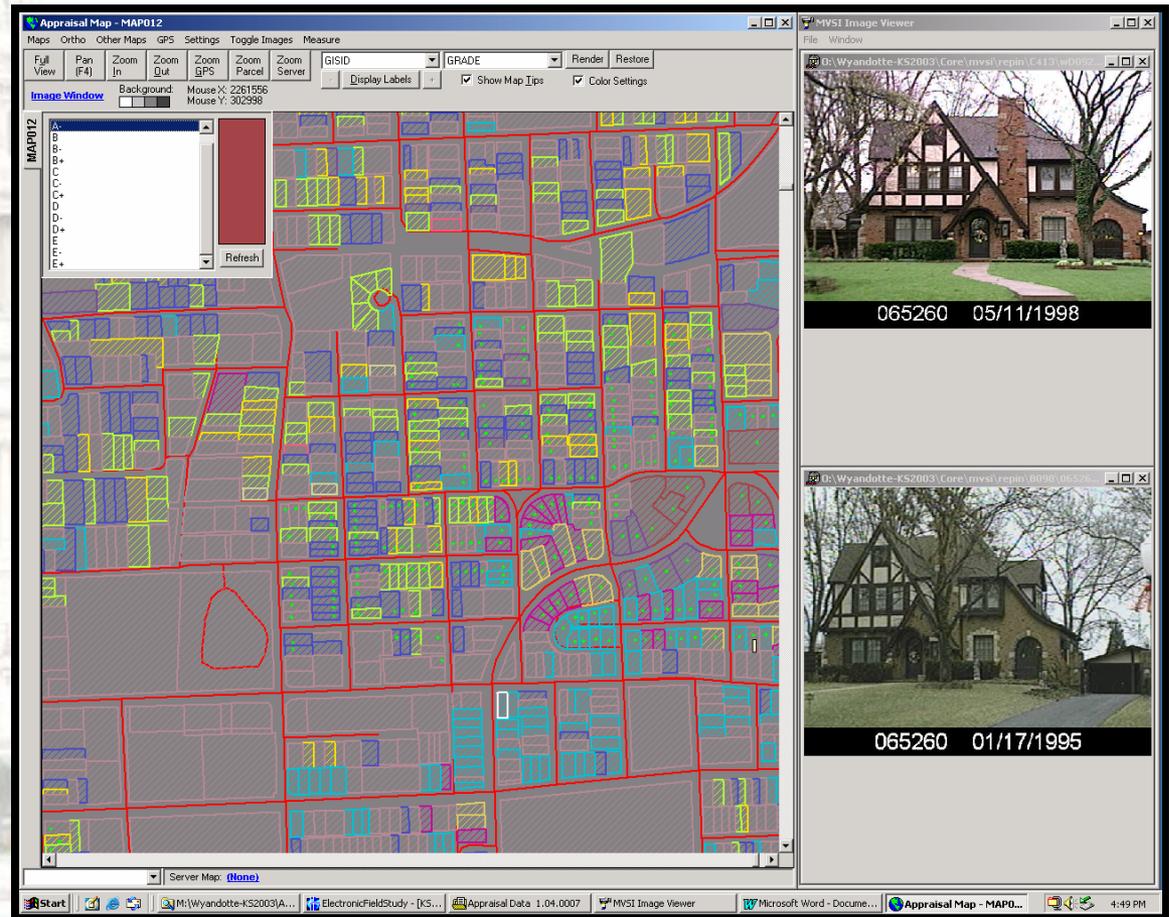
Key	Lwr	1st	2nd	3rd	Area
B		1SF (1 Story Frame)			110
C		EPF (Enclose Frame Porch)			80

Verify Appraisal Data

Subjective Characteristics

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

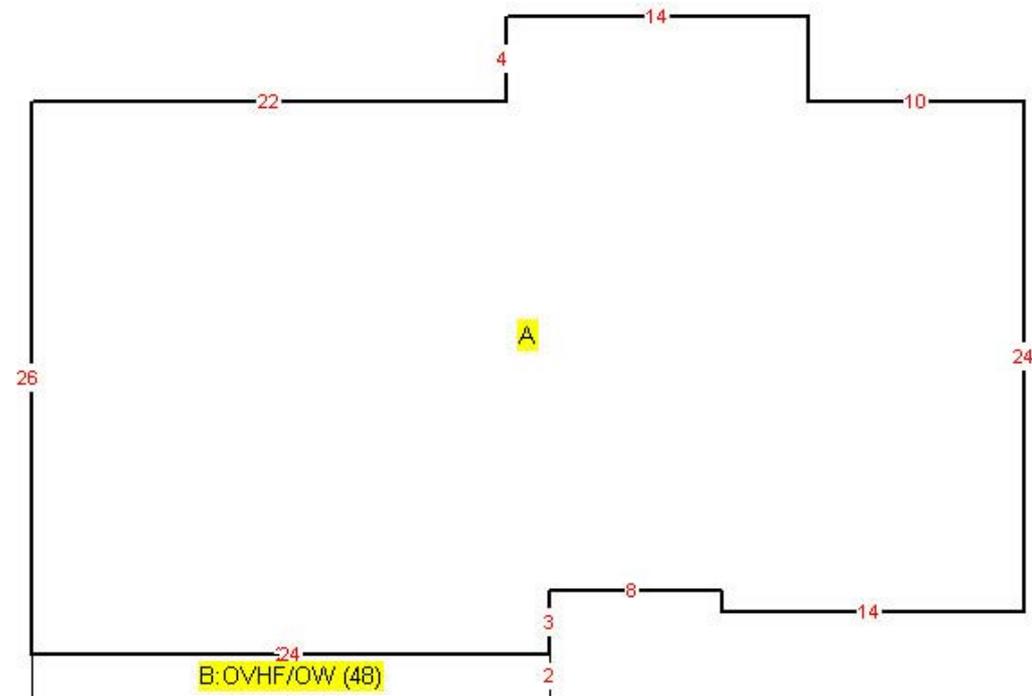
The integration of data with GIS, sketch and imaging provides for a high-quality review and enhanced productivity.



Verify Sketch and Measurements

In-Field Sketch Comparison To:

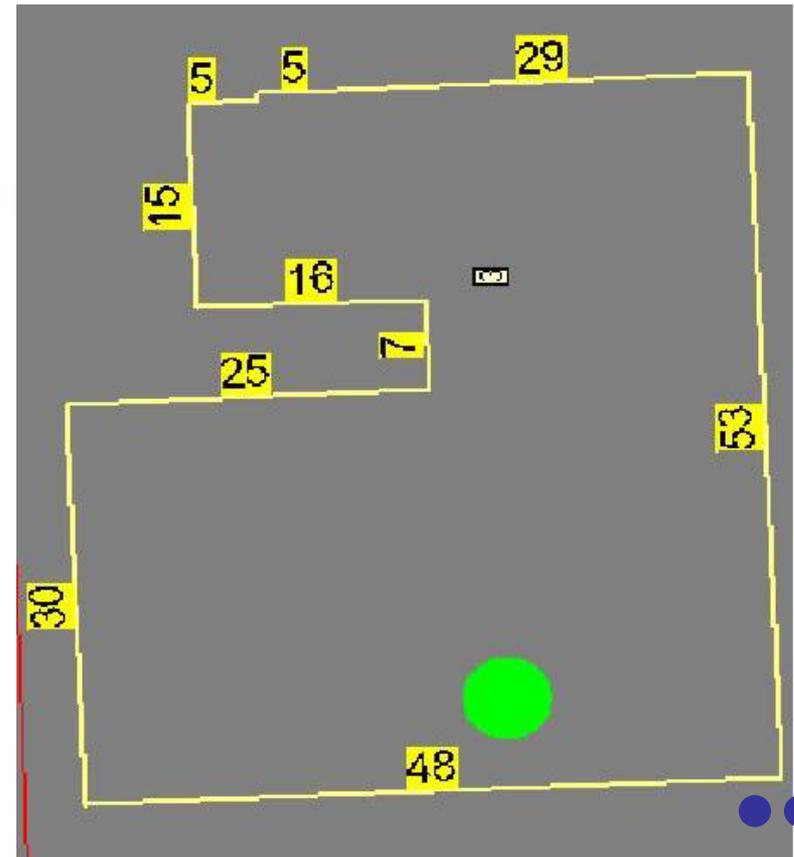
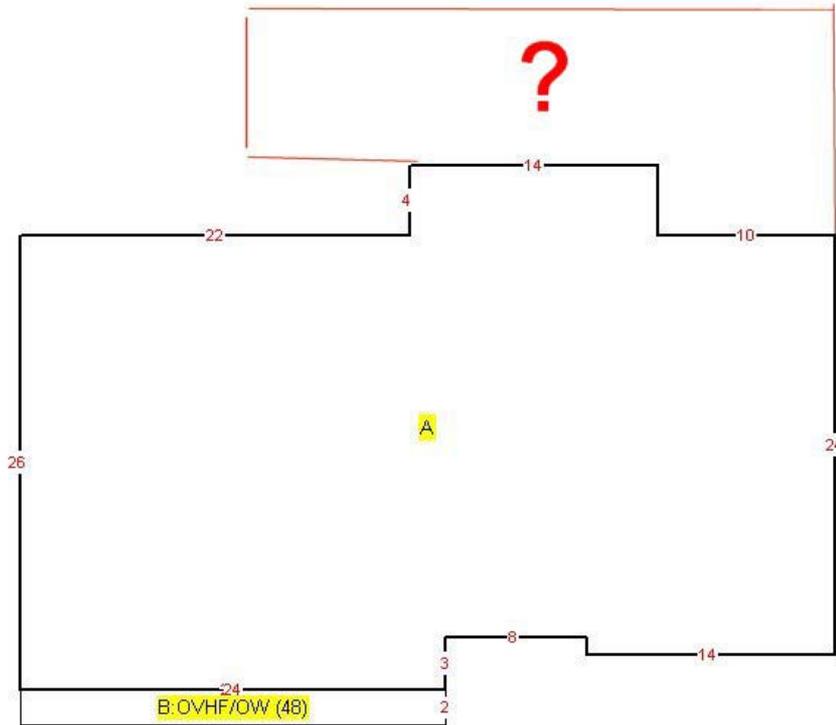
- **Structure**
Verify sections, levels and labels
- **Planimetric Footprint**
Verify perimeter measurements
- **Orthophotography**
Identify additions and obstructed view



Verify Sketch and Measurements

Planimetric Footprint

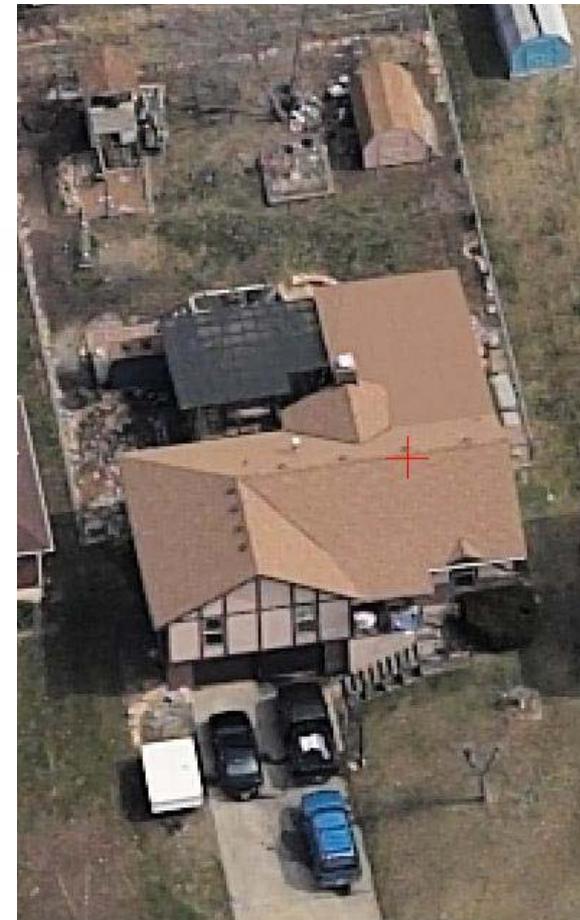
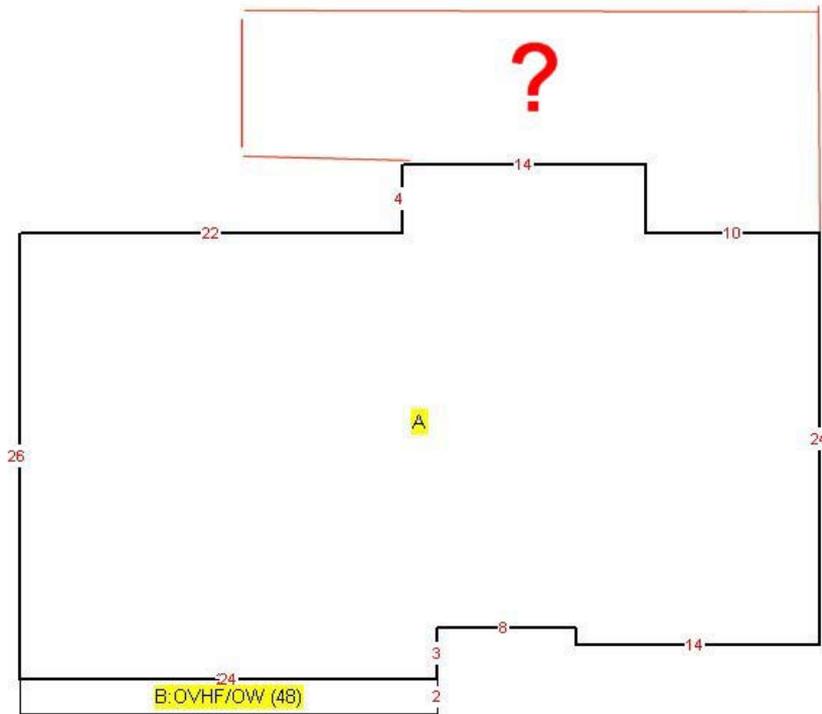
The mass appraiser in the field collection unit compares the dimensions on the planimetric footprint (minus the estimated roof overhang) with the same walls on the CAMA sketch to see if the two are within allowable tolerances.



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

Image Management and Analysis Software Focused Software Applications

- Analyze data exceptions
- Virtual walk through neighborhood
- Linked to GIS and Pictometry
- Display and print comp report
- Maintain image warehouse
- Analyze sales and data

The screenshot displays the 'Mobile Video Parcel Viewer' interface. At the top, there are navigation buttons and a search bar. Below that is a table with the following columns: Parcel, Map, LAND VALUE, TOT IMP VA, QUALITY, EFFECTIVE, YEAR_BUILT, BEDROOMS, GARAGE, NEIGHBORHD, and ValuePerSqFt. The table contains 15 rows of data for various parcels in the 'IVY MEADOWS' neighborhood. Below the table are two image thumbnails. The left thumbnail shows a house with a porch and is labeled '19302343'. The right thumbnail shows a larger house with a garage and is labeled '19302333'. At the bottom, there are fields for 'OWNER_NAME' and 'Subject Parcel'.

Parcel	Map	LAND VALUE	TOT IMP VA	QUALITY	EFFECTIVE	YEAR_BUILT	BEDROOMS	GARAGE	NEIGHBORHD	ValuePerSqFt
19302333 001	193	24000	116300	2	1999	1999	3 Y	IVY MEADOWS	58	
19302334 001	193	24000	93770	2	1408	1999	3 Y	IVY MEADOWS	59	
19302335 001	193	24000	83290	2	1388	1998	3 Y	IVY MEADOWS	60	
19302336 001	193	24000	73620	2	1199	2000	3 Y	IVY MEADOWS	61	
19302337 001	193	24000	80470	2	1340	1999	3 Y	IVY MEADOWS	60	
19302338 001	193	24000	92730	2	1404	1999	3 Y	IVY MEADOWS	59	
19302339 001	193	24000	91280	2	1539	2000	3 Y	IVY MEADOWS	59	
19302340 001	193	24000	80000	2	1484	2000	3 Y	IVY MEADOWS	59	
19302341 001	193	24000	75380	2	1236	1998	3 Y	IVY MEADOWS	62	
19302342 001	193	24000	82740	2	1405	1999	3 Y	IVY MEADOWS	59	
19302343 001	193	24000	83290	2	1388	1998	3 Y	IVY MEADOWS	60	
19302344 001	193	24000	72990	2	1227	1999	3 Y	IVY MEADOWS	59	

The screenshot shows the 'Mobile Video Parcel Viewer' interface with a photo of a house and a site plan diagram. The photo is labeled '590-0211-0048 04/28/2003'. Below the photo is a text box with the following information: 'APPLIC: BROWN', 'FieldPlan=Cross MAJOR CONSTRUCTION', 'SketchPlan=Cross SKETCH FLUP', 'NotesDesc: 82.024 to address', 'UseCode: STD - ONE FAMILY DWELLING', 'DwellingType: 1', 'E-MAIL: BROWN, SIDING', 'Contractor: NONE', 'YearBuilt: 1981', 'EPIC: 1981', 'Grade: C - AVERAGE', 'Condition: AVERAGE', 'Event: ', 'PermitDesc: ', 'PermitExp: ', 'LandValue: 19000', 'UseCode: 411000'. To the right of the photo is a site plan diagram showing a house with a porch and a garage, with dimensions and labels like 'PT1', '1 s Fr B', '1 c Fr G', '15FRIC', and 'ST1'. The diagram also shows a 'SketchPlan=Cross' and 'SketchPlanDesc'.

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

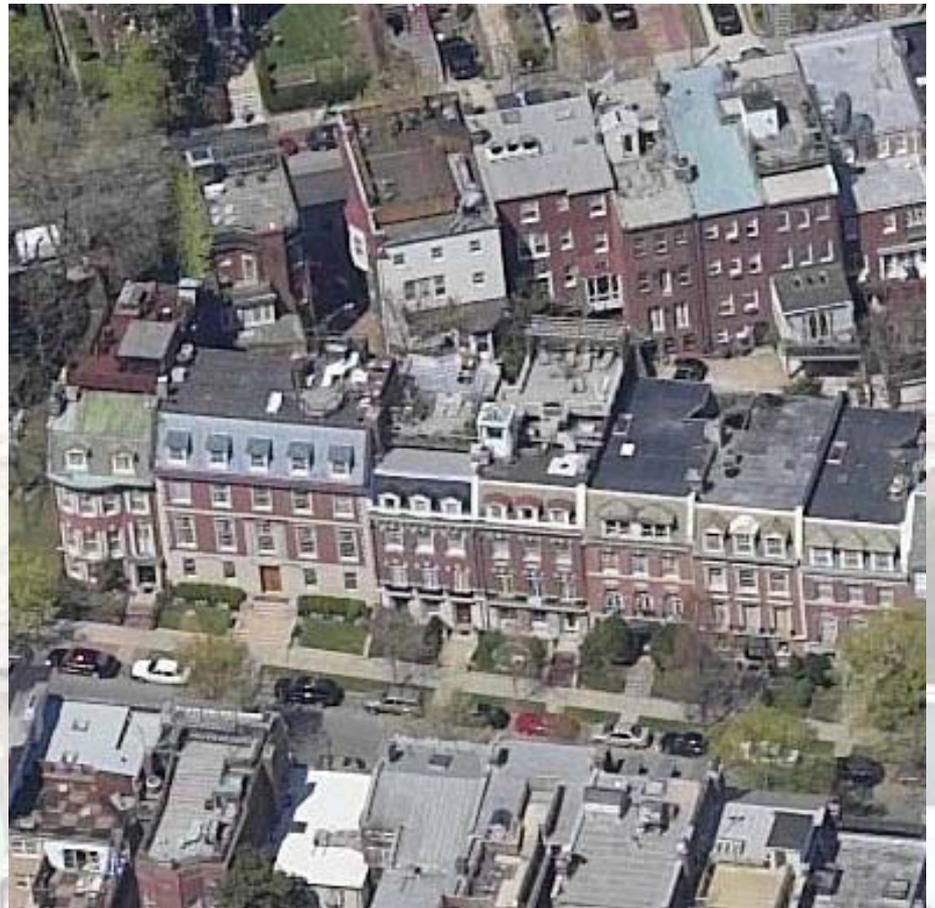
<u>Count</u>	<u>Description</u>
664	Additional Sq. Ft. Not on Sketch
509	New Construction
<u>1,774</u>	Field Verify (significant variation)
2,947	

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

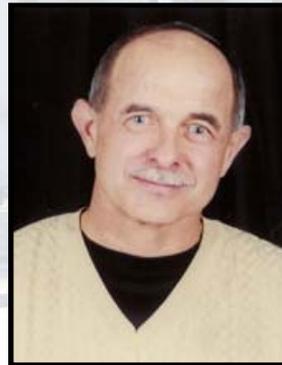
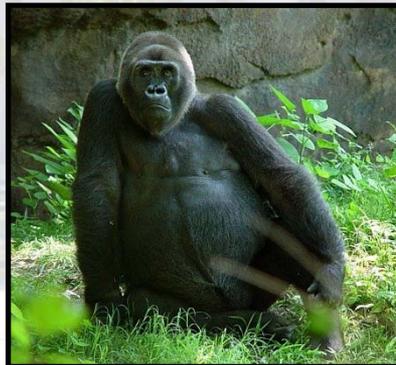
The County provided Mobile Video with a list of commercial parcels identified with a review code.

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.



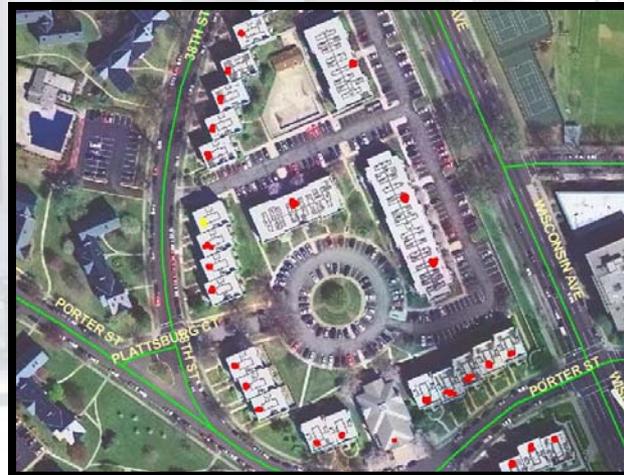
Review Technology

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

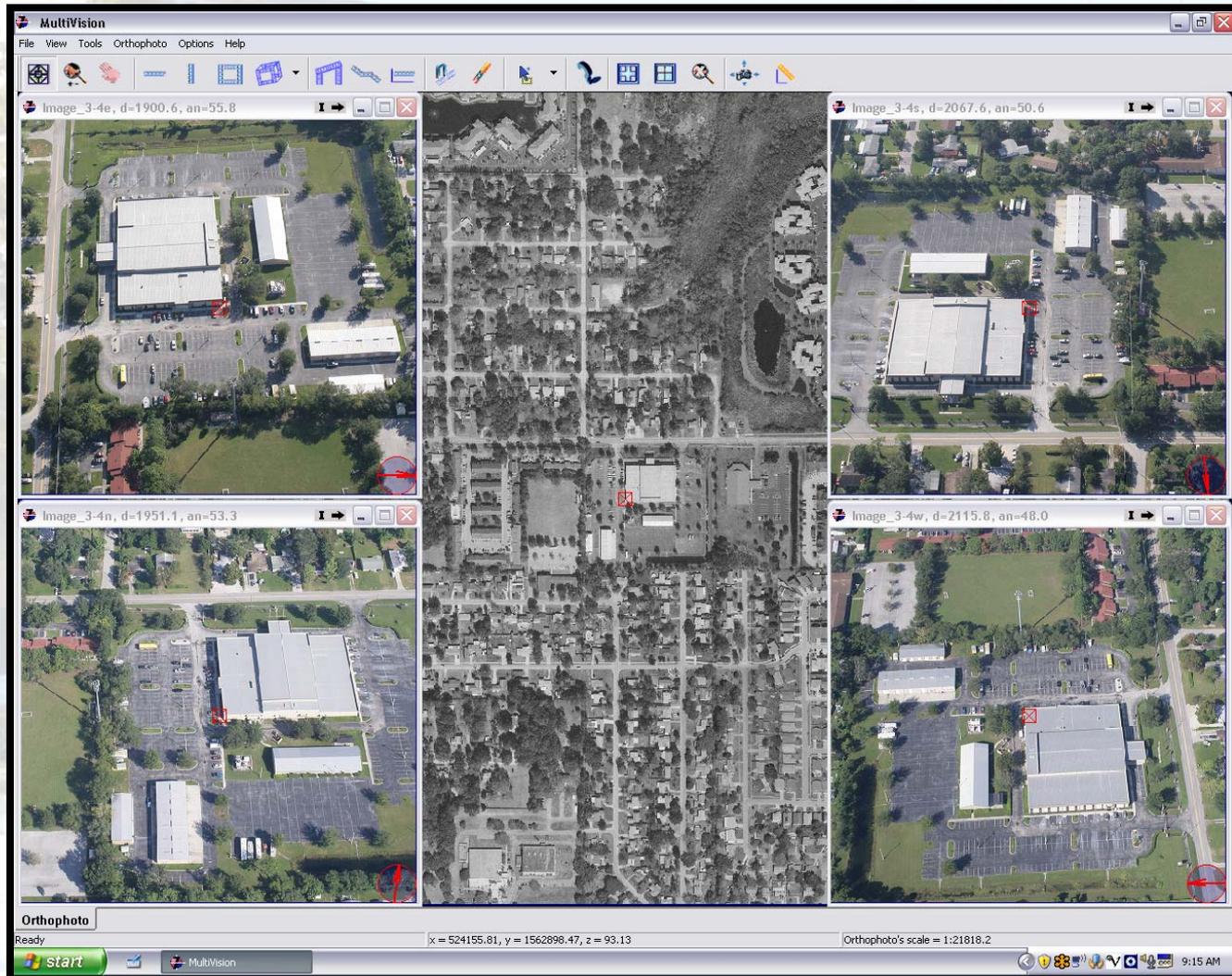
- Query the database to review records.
- Compare the exceptions to their original values.
- Review the sketch, street-view image and the GIS map layers for the parcel.

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.**

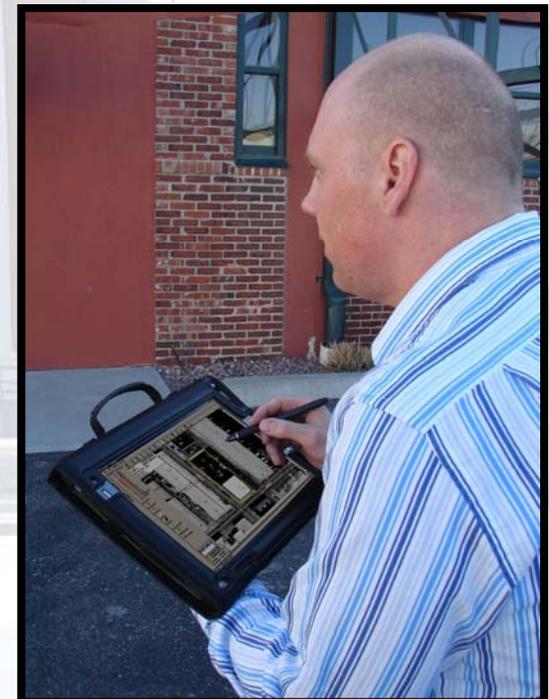
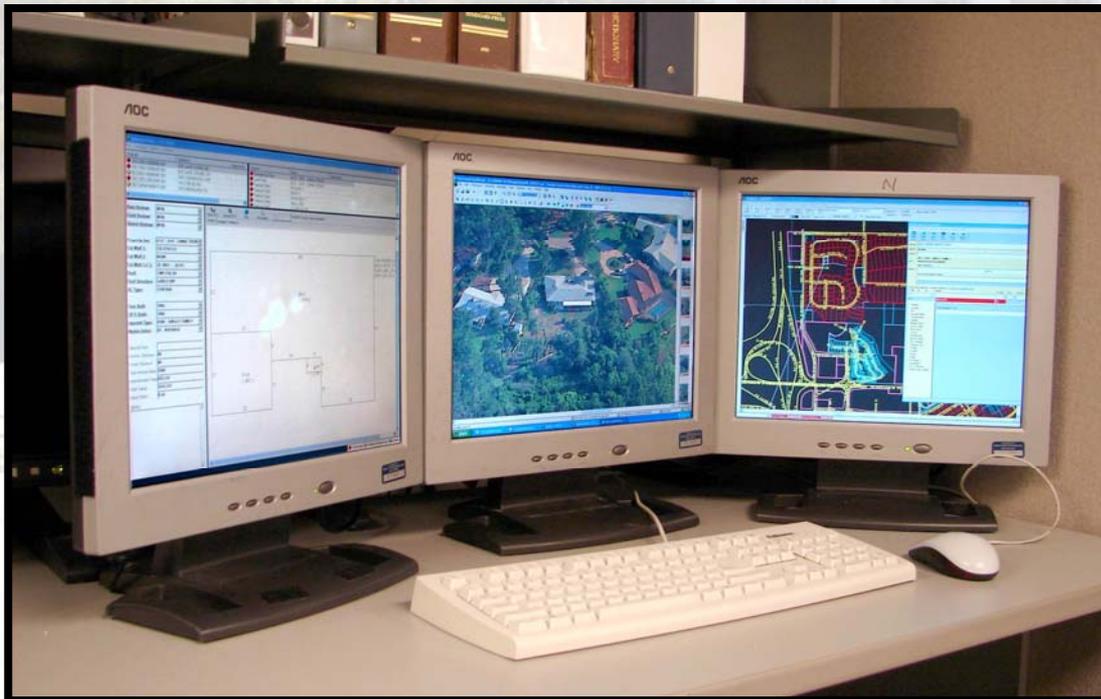
Valuation Process

- **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 Move X,Y PARCELID17 Mkt-Address Mouse X: 2776071 Map Extent: 880 Mouse Y: 1070115

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

MAP0116

3000 INDEPENDENCE AVE

3100

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: Map: Map0116

Notes: (N/A)

Personal Property Name: SILVIAS FASHION

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

Num	Sfx	Dir	St Name	St Type	Dir 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 C

Saved Images: (4) Auto Clear Auto Display Auto Grab

J:\Jackson_MO2005\CD\CD11\28-320\28-320-02-05-00-0-00-000_AD.jpg

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

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

Van Position: UNKNOWN Mouse Distance: UNKNOWN

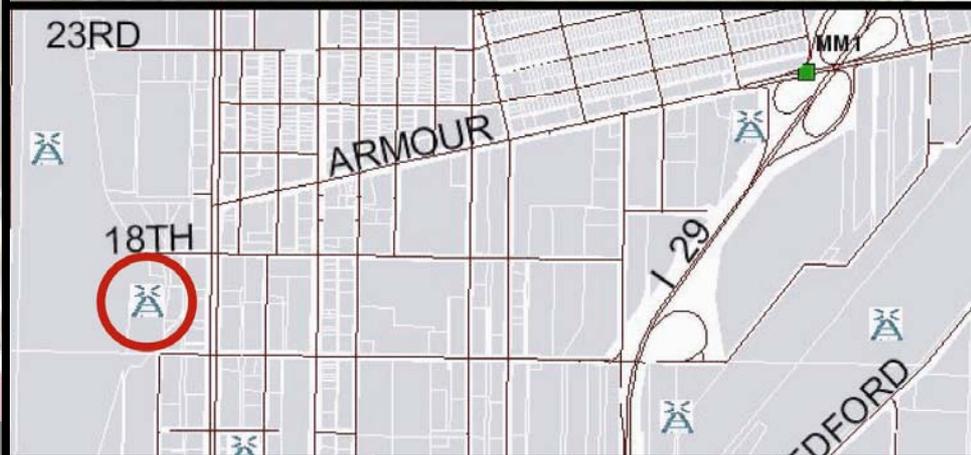
Data Collected

- **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

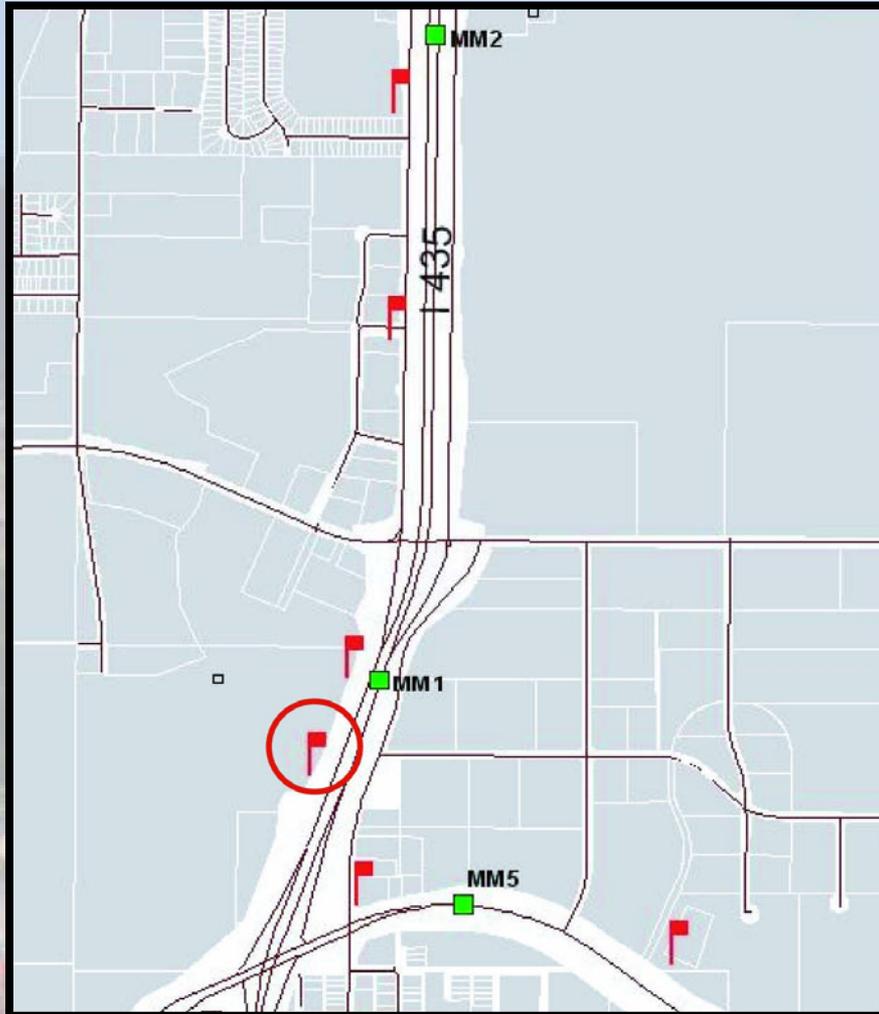


New Types of Property Identified



Shape	Point
Contentind	REG
Filenumber	A0373459
Projectid	1219766
Uniquesyst	2607910
Applicat	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
Faaemiflag	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_ID	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\Propert\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)

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

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	

Start MVSIC Mobile Video Field Vie... 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 MICHACANO 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 MICHACANO 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 (Inv_PP_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	TORTIAS 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
MPNotes	
PP_Acct	20050511 MOB101423.JPG
PP_Name	EL MICHACANO TAQUERIA 816-24...
PP_NameChange	No
PP_NewAcct	Yes

Unassigned Image: No
 Unrecorded Struct: No
 Construction: No
 NoMap Rec: No
 Questionable: No
 Addr_CorrSt: No
 Addr_CorrNum: No
 Addr_Exception: No
 Addr_CentlineRev: No
 Addr_UnverAddr: No
 FlagDesc: (N/A)
 Street Number: 3009
 Number Suffix: 1/2
 Pre Directional:
 Street Name: INDEPENDENCE
 Street Type: AVE
 Post Directional:
 SAU Type:
 SAUT:
 Image Notes:
 Auto Update Update

Parcel: Go

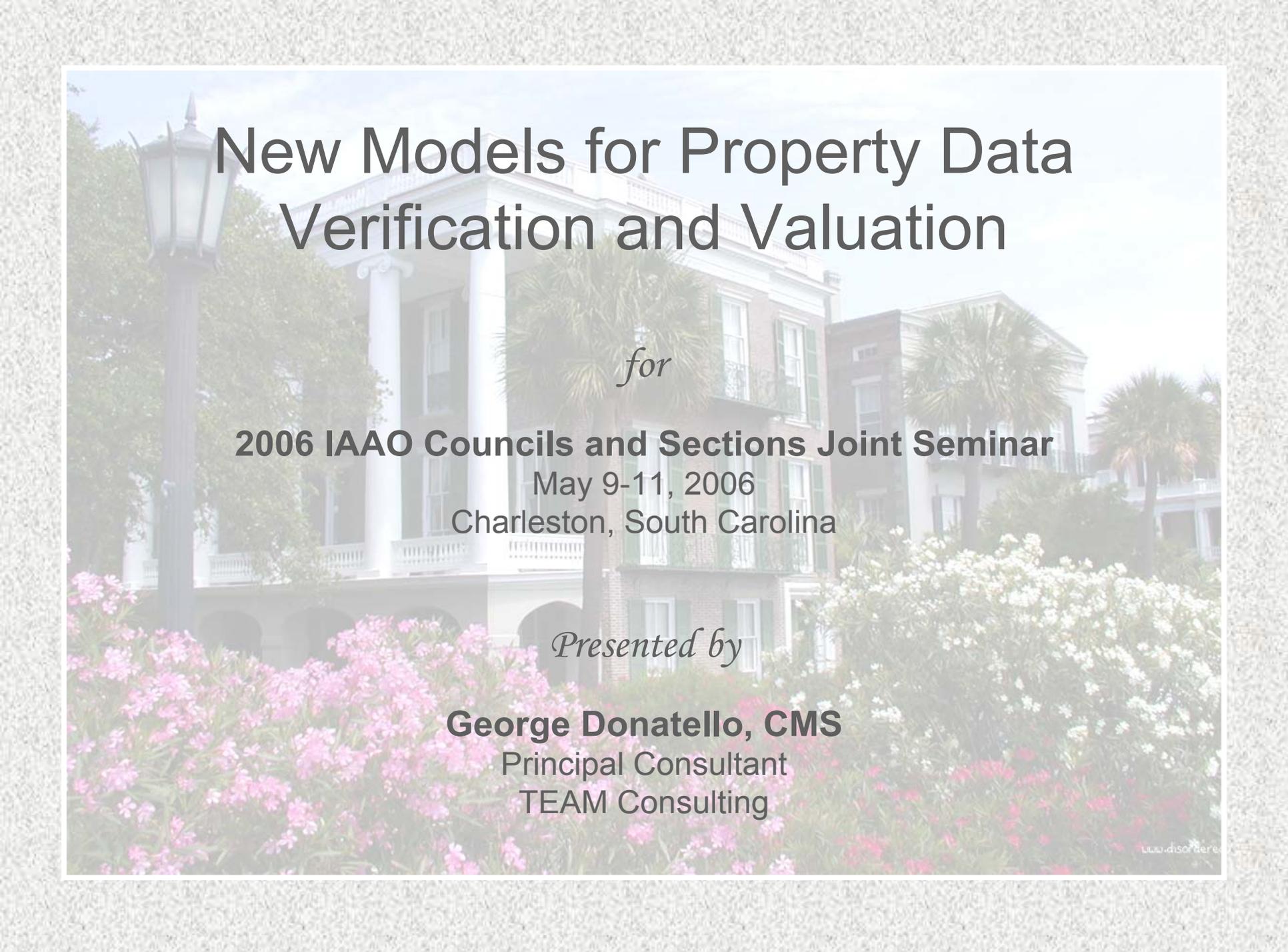
Benders: (F3 = Clear)
 PP_NewAcct Go

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?

The background of the slide is a photograph of a historic, multi-story building with a prominent portico supported by white columns. The building is surrounded by lush greenery, including palm trees and flowering bushes in shades of pink and white. A black street lamp is visible on the left side of the frame. The overall scene is bright and clear, suggesting a sunny day.

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