

Agenda

9:00 – 9:30	Registration and Coffee
9:30 – 10:00	Valuing Mixed Use Properties
10:00 – 10:15	New inspection fields
10:15 – 10:30	Quick Break
10:30 – 12:00	Outbuilding Data
12:00 – 1:00	Lunch
1:00 – 1:30	Exporting data/filtering and using exported data.
1:30 – 2:30	Property Record Card printing and layouts
2:30 – 3:15	New Current Use Calculator
3:15 – 3:30	Open question and answer



Mixed Use Properties



- Property that has both Residential and Commercial components.
Example: Hotel with Multiple Dwellings and Outbuildings
- Must determine which CAMA database to utilize.
May Use Residential CAMA database and input Commercial Value
- This may differ from the Grand List Classification or Category.



New Re inspection Tracking Fields

In 2016 the re inspect field options have been expanded. These new fields will be available for reporting and filtering purposes as well. Which will allow you to better track scheduled appointments, Who inspected the property, Reason for inspection, Result of the inspection among other fields. You will be able to keep track of your inspection history on any given parcel with these new fields. The new fields will only be available to a town that has an existing 'History' Tab. If you do not have this tab then these fields will not be available until you perform your next reappraisal. Below is an example of the History tab with the new fields added.

- **Inspection ID** – Allows you to keep track of multiple inspections on a parcel
- **Inspection Date**- Simply the date the parcel was inspected
- **Inspected By** – Who was the person that inspected this parcel
- **Reason** – Simple text box that allows you to type a comment or description up to 30 characters
- **Inspection Type** – Select Interior or Exterior inspection
- **Inspection Status** – Select one of the following – Complete, Reschedule, Cancelled, Postponed
- **Inspection Result** – Select Left Card, Phone Message, Email, Other
- **Inspection Reason** – Permit, Data verification, Reappraisal, Sales Verification
- **Appointment Requested**- Was this appointment requested by the property owner Yes or No
- **Appointment Scheduled By** – Who at your office scheduled this appointment
- **Appointment Date** – Enter the date the inspection has been scheduled
- **Appointment Time** – Enter the Time of day the inspection is to take place

The screenshot shows a software window titled "Parcel Information". At the top, there are input fields for "Parcel ID" (0100201), "Owner Name" (HANKS RICHARD K JR), "Owner Name2", "Owner Address" (1762 MOREY HILL RD), "City" (ANYTOWN), "State" (VT), "ZipCode" (05555), and "Status" (A). Below these fields is a tabbed interface with tabs for "Parcel", "History" (which is selected and highlighted with a yellow border), "Land/OB", "Sec 1/Pg 1", "Sec 1/Pg 2", "Sec 1/Pg 3", "Valuation", "Picture", and "Note". The "History" tab contains a grid of inspection data. The grid has two columns of fields. The left column includes: "Tran ID:" (1), "Sale Date:" (/ /), "Sale Price:" (0), "Grantor:" (empty), "Grantee:" (empty), "Validity:" (0), "Book:" (0), "Page:" (0), "Insp ID:" (1), and "Inspect Date:" (/ /). The right column includes: "Inspected by:" (0), "Reason:" (empty), "Insp. Type:" (0), "Insp. Status:" (0), "Insp. Result:" (0), "Insp. Reason:" (0), "Appt Request:" (0), "ApptSchdBy:" (empty), "Appt Date:" (/ /), and "Appt Time:" (empty). At the bottom of the window, there are buttons for "Add", "Delete", and "SKETCH", along with a date "10/29/2013" and a help icon.


Tran ID:	1	Inspected by:	0
Sale Date:	/ /	Reason:	
Sale Price:	0	Insp. Type:	0
Grantor:		Insp. Status:	0
Grantee:		Insp. Result:	0
Validity:	0	Insp. Reason:	0
Book:	0	Appt Request:	0
Page:	0	ApptSchdBy:	
Insp ID:	1	Appt Date:	/ /
Inspect Date:	/ /	Appt Time:	




CAMA Outbuildings



Outbuildings in

CAMA



Edgar Clodfelter

Sr. Appraiser - NEMRC

CAMA Outbuildings

Parcel	History	Land/IOB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Land ID:	1		Quality:	3	Average	Finish:		
Calc Method:	0	No Data	Quantity:	3	Typical	Class:	0	No Data
Land Type:	0	No Data	SI Name:			Quality:	0	No Data
Area:		0.00	Rate:			% Good:		
Grade:		0.00	Add to Hsited:	2	Yes	Name:		
Frontage:			Add to Hmsid:	2	Yes	Rate:		
Depth:			Outbld ID:	1		Add to Hsited:	0	NoData
Rate:			Type:	0	No Data	Add to Hmsid:	0	NoData
S-imp ID:	1		Area/Diam:			Silo/BarnHt:		
Type:	1	Water	Siding:	0	NoData			

Add

Delete

SKETCH

08/09/2011



Mat Storage or Barn

Outbid ID:	1	The outbuilding number.
Type:	0	The Type Code for the outbuilding.
Area/Diam:		Square Footage of the outbuilding. If a silo this is the diameter.
Siding:	0	Siding Type of the outbuilding.

Finish:		Finish:	This is a dollar amount to be added to the value of the outbuilding for finish area.
Class:	<div> <div>0</div> <div>></div> <div>No Data</div> </div>	Class:	The outbuilding Class type codes.
Quality:	<div> <div>0</div> <div>></div> <div>No Data</div> </div>	Quality:	Quality of the outbuilding. Same as residential quality codes.
% Good:		% Good:	Percent Good of the outbuilding. Not the amount of depreciation. 60% Good is 40% depreciated. Adjusts SQFT rate by % on RPT.
Name:		Name:	A name or description of the outbuilding overrides the type description.
Rate:	<div> <div>0</div> <div>></div> <div>No Data</div> </div>	Rate:	A rate can be forced and is applied against the area field.
Add to HsSite:		Add to HsSite:	If checked yes the value is added to the <u>Housesite</u> and Homestead Value.
Add to Hmsd:		Add to Hmsd:	
Silo/BarnHt:		Silo/BarnHt:	The height of the Silo.

Outbuilding Codes

Code	Type
1	Light Cm Util
2	Equip Bldg
3	Mat Storang
4	Matl Shed
6	Equip Shed
9	Mat Shetr
10	Mat Shetr
11	Toolshed
13	Dairy
14	Milkhouse
15	Hayloft
16	Barn GP
17	Freestall
18	Stable
19	Arema
31	Outb Porch
32	Outb FinAr
33	Outb CarPt
34	Outb Apt
35	DGS 1S
36	DGS 1.5S
37	DGS 2S

Code	Siding
1	Plywood
2	HrdBrd
3	Metal
4	Vinyl
6	WdSiding
7	Shingle
8	Splastr
9	Log
10	BrkVenr
11	StnVenr
12	ConcBlk
14	CmBrick
17	Stone
18	Concret
19	Alumin

Code	Class
3	C
4	D
5	D Pole
6	S

Code	Quality
1	Low
2	Fair
3	Average
4	Good
5	Very Good
6	Excellent

Outbuilding Codes come from
M&S Commercial Manual
Section 17

Outbid ID: 1

Type: 0

Area/Diam: 0

Siding: 1

Delete

Add to Hsile: 0

Add to Hmsid: 0

No Data

1 Lt Cm Util

2 Equip bldg

3 Mat storag

4 lumb storag

5 Boat storag

6 Matl shed

Code	Type
1	Lt Cm Util
2	Equip bldg
3	Mat Storang
4	Lumb Storang
5	Boat Storg
6	Matl shed
7	Lumb shed
8	Boat shed
9	Equip shed
10	Mat shelter
11	Toolshed
12	Creamery
13	Dairy
14	Milkhouse
15	Hayloft
16	Barn GP
17	Freestall
18	Stable
19	Arena
20	Poultry Cag
23	Farm Equip
24	Farm Utsh
26	Farm Equipd
27	Farm Utisd
29	Silo
30	Greenhouse

Most Common Building/Shed Codes
Non Garage

Code	Type	Description	Class				Dollar Per SQFT		
			C	D	DP	S	Low	Avg	Exc
2	Equip bldg	Shop type, Unf. Concrete , Electrical	*	*	*	*	14.76	21.25	44.08
3	Mat Storag	Enclosed building for dry storage	*	*	*	*	15.40	22.16	38.28
6	Matl shed	Unfinished storage with no plumbing	*	*	*	*	15.40	20.91	38.28
9	Equip Shed	Open front with power concrete floor	*	*	*	*	14.52	20.00	37.94
10	Mat sheltr	No walls with concrete, wood, or dirt floors	*	*	*	*	6.30	8.85	17.49
11	Toolshed	Enclosed shed no or minimal outlets	*	*	*	*	7.71	12.48	25.67



Note that \$/SQFT Rates similar for Codes 2,3,6,9

Low Range	14.52 – 15.40	\$.88
Avg Range	20.00 – 22.16	\$2.16
Exc Range	37.49 - 44.08	\$6.59

Add to Hsite:

Add to Hmstd:

Outbid ID:

Type:

Area/Diam:

Siding:

NoData

1 Plywood

2 HrdBrd

3 Metal

4 Vinyl

5 Stucco

6 WdSiding

7 Shingle

0 NoData

Name:

0

0

0

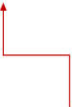
0

0

0

0

0



Outbuilding Siding Codes same as
Residential Codes

Code	Siding
1	Plywood
2	HrdBrd
3	Metal
4	Vinyl
6	WdSiding
7	Shingle
8	Solastc
9	Log
10	BrkVenr
11	StnVenr
12	ConcBlk
14	CmBrick
17	Stone
18	Concret
19	Alumin

Class Codes come from
M&S Commercial Manual



Equipment
Shed

Class:

0

No Data

Quality:

1

A

% Good:

2

B

Name:

3

C

Rate:

4

D

Add to HsSite:

5

D Pole

6

S

Code	Class
3	C
4	D
5	D Pole
6	S

Class Codes are NOT Quality or Condition Codes

ISO - M&S Classifications

ISO Class	ISO Description	Definition	M&S Class
1	Frame/Combustible	Combustible Walls and/or Roof	D
2	Joisted Masonry	Non Combustible Walls - Wood Frame Roof	C
3	Non Combustible	Steel Frame Walls and Roof	S
4	Masonry Non Combustible	Masonry Exterior with Non Combustible Roof	C
5	Modified Fire Resistive	Fire Resistive Heavy Steel Frame - High Rise	A
6	Fire Resistive	Reinforce Concrete Construction	B

ISO - Insurance Services Office - Advisory and Rating Organization dealing with Property/Casualty Insurance

Breaking down the ISO Construction Classifications

Introducing the ISO classifications



Frame **D**



Joisted Masonry **C**



Noncombustible **S**



Masonry Noncombustible **C**



Modified Fire Resistive **A**



Fire Resistive **B**

10

Quality Codes come from Residential Handbook



Class:	0	No Data	
Quality:	0	No Data	
% Good:	0	No Data	0
Name:	1	Low	0
Rate:	2	Fair	0
Add to Hsile:	3	Average	0
Add to Hmstd:	4	Good	0
	5	Very Good	0
	6	Excellent	0

Code	Quality
1	Low
2	Fair
3	Average
4	Good
5	Very Good
6	Excellent

MSOL system interpolates between grades

CAMA Outbuildings

Light com Utility - Code 1

Tend to be larger pre fab structures with a commercial use.



CAMA Outbuildings

Equipment Building Code 2



Shop type building, unfinished, concrete flooring, with electrical.



CAMA Outbuildings



Mat Storage

Code 3





Enclosed building
for dry storage.



CAMA Outbuildings



Matl Shed

Code 6





Unfinished
storage
without
plumbing or
electrical.





Equip Shed

Code 9





Open front that may have power and concrete flooring.





Mat Shelter

Code 10





No or minimal walls with concrete, wood or dirt floors.



CAMA Outbuildings



Toolshed

Code 11



Enclosed shed with no or minimal outlets.
Tend to be smaller structures.

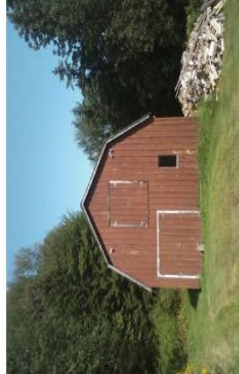


CAMA Outbuildings



Barn GP

Code 16



Enclosed structure with adequate water and power.

May add Hayloft (15) for second or third levels



CAMA Outbuildings



Stables Code 18
Designed for care and housing of horses.

Arena Code 19
Large clear span for riding or storage.

CAMA Outbuildings



1 St Garage
Code 35
Fair Quality

1st Garage
Code 35
Average Quality
With FNA



1.5 St Garage
Code 36
Avg Quality

2 St Garage
Code 37
Good Quality
With FNA

<u>Outb Porch</u>	Value for Wood deck
<u>Outb FinAr</u>	Value for minimal finish.
<u>Outb CarPt</u>	Value for Carport on side of Outbuilding
<u>Outb Apt</u>	Value for finished apartment with Kitchen and one bath.
DGS 1S	1 Story Garage
DGS 1.5S	1.5 Story Garage. Use base garage SQFT.
DGS 2S	2 Story Garage. Use base garage SQFT.

31	Outb Porch	0
32	Outb FinAr	0
33	Outb CarPt	0
34	Outb Apt	0
35	DGS 1S	0
36	DGS 1.5S	0
37	DGS 2S	0

02/09/2017		Itemized Property Costs		Record # 765	
From Table: MAIN Section 1		Sample Town			
Property ID: 1234-OUT2		Span #: 354-109-10769	Last Inspected: / /	Cost Update: 02/09/2017	
Owner(s): OUTBUILDINGS 2		Sale Price: / /	0	Book: /	Validity: No Data
Address: 112 OUTBACK LANE		Sale Date: / /	0	Page: /	
City/St/Zip: SOMEWHERE VT 05640		Bldg Type: No Data	No Data	Quality: 0.00	
Location: 112 OUTBACK LANE		Style: No Data	No Data	Frame: No Data	
Description: OUTBUILDINGS 2		Area: 0	Yr Built: 0	Eff Age: 0	
Tax Map #:		# Rms: 0	# Bedrm: 0	# Kitchens: 0	
		# 1/2 Bath: 0	# Baths: 0		
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
OUTBUILDINGS	Hsile/Hstd % Good				
DGS 1S	y/y 100	624	29.93	Rate: 18.700	
Outb FinAr	y/y 100	120	33.35	Extras 4.000	
Outb Apt	y/y 100	120	65.60	7.900	
Outb Porch	y/y 100	120	6.63	800	
Outb CarPt	y/y 100	120	13.13	1.600	
Total					33.000
TOTAL PROPERTY VALUE					33.000
NOTES					

<div> <div>From Table: MAIN Section 1</div> <div> <div>Itemized Property Costs</div> <div>Sample Town</div> </div> </div> <div>Record # 768</div>									
Property ID: 1234-OUT3		Span #: 354-109-10772		Last Inspected: / /		Cost Update: 02/09/2017			
Owner(s): OUTBUILDINGS 3		Sale Price: 0		Book:		Validity: No Data			
Address: 112 OUTBACK LANE		Sale Date: / /		Page:					
City/St/Zip: SOMEWHERE VT 05640		Bldg Type: No Data		Quality: 0.00					
Location: 123 OUTBACK LANE		Style: No Data		Frame: No Data					
Description: OUTBUILDINGS 3		Area: 0		Yr Built: 0		Eff Age: 0			
Tax Map #:		# Rms: 0		# Bdrms: 0		# Kitchens: 0			
		# 1/2 Bath: 0		# Baths: 0					
Item		Description		Percent		Quantity		Unit Cost	
BASE COST									
ADJUSTED BASE COST									
Subtotal									
REPLACEMENT COST NEW									
REPLACEMENT COST NEW LESS DEPRECIATION									
LAND PRICES									
OUTBUILDINGS		Hste/Hsd		% Good		Nbhd Mult		Grade	
DGS 1.5S		y/y		100		720		39.96	
DGS 1.5S		y/y		50		720		19.98	
DGS 1.5S		y/y		100		720		39.96	
Total									
28.800									
14.400									
33.800									
77.000									
TOTAL PROPERTY VALUE									
NOTES									
ID 1 - 1.5 St Garage Vinyl Siding 100% Good									
ID 2 - 1.5 St Garage Vinyl Siding 50% Good									
ID 3 - 1.5 St. Garage Vinyl Siding \$5,000 Added Finish Value									

<div> <div>From Table: MAIN Section 1</div> <div> <div>Itemized Property Costs</div> <div>Sample Town</div> </div> </div>									
Property ID: 1234-OUT4		Span #: 354-109-10773		Last Inspected: / /		Record # 769 Cost Update: 02/09/2017			
Owner(s):	OUTBUILDINGS 4			Sale Price:	/ /	0	Books:	No Data	
Address:	112 OUTBACK LANE			Sale Date:	No Data		Page:	0 00	
City/State/Zip:	SOMEWHERE VT 05123			Bldg Type:	No Data		Quality:	No Data	
Location:	0 OUTBACK LANE			Style:	No Data		Frame:	No Data	
Description:	OUTBUILDINGS4			Area:	0		Yr Built:	0 Eff Age: 0	
Tax Map #:				# Rms:	0		# Bedrooms:	0 # Kitchens: 0	
				# 1/2 Bath:	0		# Baths:	0	
Item	Description	Percent	Quantity	Unit Cost	Total				
BASE COST									
ADJUSTED BASE COST									
Subtotal									
REPLACEMENT COST NEW									
REPLACEMENT COST NEW LESS DEPRECIATION									
LAND PRICES		Size	Nbhd Mult	Grade	Depth/Rate				
		Size		Rate	Extras				
OUTBUILDINGS	Hate/Hard	% Good							
Silo	y/y y	100	1	40,300.00			40,300		
Silo	y/y y	10	1	4,030.00			4,000		
GrnHouse	y/y y	100	1	8.25			5,000		
SomeBldg	y/y y	0	1	25,000.00			25,000		
Lt Cm Util	y/y y	100	5000	22.85			114,300		
SugarHouse	y/y y	0	5000	25.00			125,000		
Total							313,600		
TOTAL PROPERTY VALUE									
NOTES									
Two Silos - Consider Contributory Value									
Can Input Name and Rate									
To override the Type Name leave blank									

CAVA Outbuildings