

# GAP Group, Inc

## 2019 Annual Business Meeting

*2019 GAP Group Business Meeting*

*2/19/2019*

# Presenter

- o Gregg Reese
  - o DOR – Retired (6 ½ yrs)
  - o Consultant to GAP Group, Inc
  - o Analyst for K&G Consulting & GMASS

# 2019 Business Meeting

- o Pre-Registered Attendance: 220 (211 county)
  - o Last Year: 139
- o Counties Represented: 100
  - o Last Year: 70
- o GAP Group Members (Counties): 146

# Non-GGI Members

- o Chatham
- o Clayton
- o Cobb
- o Columbia
- o DeKalb
- o Fayette
- o Muscogee
- o Forsyth
- o Fulton
- o Glynn
- o Gwinnett
- o Habersham
- o White

# Increment Base & Factor

- o In the beginning.....
  - o There was only one
  - o Residential improvement schedule items
  - o Same Increment Base & Factor applied to all residential improvements
  - o Used in generating Area Multiplier (adjustment for size)
  - o  $\text{ROUND}(\frac{\text{BaseArea-TBA}}{\text{IncBase}} * \text{IncFact}) + 1,6)$

# Increment Base & Factor

- o Then there was 2 (increment factors).....
  - o Added the ability to have a “high” and a “low” increment factor
  - o Increment Factor Low was added to residential improvement schedules
  - o Provided a means of having a variation in size adjustment rates for areas above and below Base Area

# Increment Base & Factor

- o Now, there are infinite.....
  - o Appraisers can now set an Increment Base & Increment Factor for any size level desired
  - o Increment Base residential improvement schedules
  - o Provided a means of having a variation in size adjustment rates all total base areas
  - o Access is via Res Imp Schedules
    - o Either Increment Base or Increment Factor

# Increment Base & Factor

WinGAP - Residential Schedules (DEVEL) telfair13

Base Area	Basement Finish Adjustment
Base Dollars	
Increment Base	Ceiling
Increment Factor	Exterior Wall

WinGAP - Residential Area Increments (DEVEL) telfair13

Area	Increment Base	Increment Factor
0	25	0.003500
1500	25	0.003500

Area=0 entry cannot be removed - it is required for lookups

Area: 0  
Increment Base: 25  
Increment Factor: 0.003500

Buttons: Cancel, New, Delete, Apply, OK



# Increment Base & Factor

WinGAP - Residential Schedules (DEVEL) telfair13

WinGAP - Residential Area Increments (DEVEL) telfair13

Area	Increment Base	Increment Factor
0	25	0.003100
1000	25	0.003100
1500	25	0.003500
2000	50	0.004000

Area=0 entry cannot be removed - it is required for lookups

Area: 1000  
Increment Base: 25  
Increment Factor: 0.003100

Buttons: Cancel, New, Delete, Apply, OK

# Differences in Calculations

Base \$	60	Base \$	60	Base \$	60
TBA	1500	TBA	1000	TBA	2000
Base Area	1500	Base Area	1500	Base Area	1500
Inc Base	25	Inc Base	25	Inc Base	50
Inc Factor	0.0035	Inc Factor	0.0031	Inc Factor	0.004
Area Mult	1.000000	Area Mult	1.062000	Area Mult	0.960000
Adj \$	60.00	Adj \$	63.72	Adj \$	57.60
Adj Base Val	90000	Adj Base Val	63,720	Adj Base Val	115,200

Valuation with single Increment Base & Increment Factor	Base \$	60	Base \$	60
	TBA	1000	TBA	2000
	Base Area	1500	Base Area	1500
	Inc Base	25	Inc Base	25
	Inc Factor	0.0035	Inc Factor	0.0035
	Area Mult	1.070000	Area Mult	0.930000
	Adj \$	64.20	Adj \$	55.80
	Adj Base Val	64,200	Adj Base Val	111,600

# Increment Base & Factor

- Applies to Basement & Attic Calculations as well as total base area of house
- **Caution: Make sure that smaller area is not generating value that is higher than larger area**
  - **1999 SF = 118,000**
  - **2000 Sf = 115,200**

Questions???