

## WinGAP –Website Integration

### General Process

- Export data periodically and send to website provider
- Export building photos
- FTP files to provider
- Provider updates website application

## How Often to Update?

- Quarterly at the minimum
- Monthly is better
- Weekly, on Saturday AM would be ideal
  
- The DOR added functionality to WinGAP this summer enabling us to export data from WinGAP while people are using WinGAP.
- Additionally, we can export the data on demand automatically – enabling automation for weekly updates without any user interaction

## Updated Sales

- Keeping sales updated helps the public
- The more up to date the sales on the website are, the less people will contact your office
- PT61 Process has done quite a bit to make this easier on the office, still need to update sites more frequently to get the data to the public.

## What to Update?

- Values, Sales, Ownership, Parcel Attribute Information.
- Ideally you show the most current property attributes, and the values the tax payer has last scene.
- Continued..

## Which Values to show on Website?

Right now show one of:

### “2009 Certified Values”

- Show 2009 if your board has approved the values for 2009

### “2009 Preliminary Values”

- Show the preliminary 2009 values if you and your board are comfortable displaying the values and are about done with your 2009 and are working in 2010 future or 2010

### “2008 Certified Values”

- Show 2008 if your not yet finished with your values and your not comfortable with working 2009 values

*NOTE: You have to inform your website provider when to change the values shown. Typically this happens in Feb-July annually*

## Building Photos-Update Frequency

- If updating manually, then update quarterly
- If updating automatically, then there should be a way to find all images taken since the last update. Then you are only transferring a smaller set of imagery.
- Photos typically need to be resized for the internet – this could be done in house or at website providers location.
- Typically you would want larger photos sizes at the office for looking at any details for valuation purposes, for the web they just need a “good” picture of the house -> 200K..400K;

## Confidential Parcels

- The Assessor’s Office should have a policy on what you call a confidential parcel.
- Need to mark the owners confidential
- We read the confidential flag from the owner table, and remove the parcel information from:
  - Remove the parcel record
  - Remove the sales records for the parcel
  - Remove information from Map – so people can’t get the information.

## GIS Updates

Typical Site has these layers

- Parcel layer
- Road center line layer
- Sales layer
- Aerial photography

More advanced include:

Zoning, Soils Maps, Tree Coverage, Flood Maps, School Districts, Voting Districts, Buildings ... Good examples:

<http://www.qpublic.net/ga/bulloch>

<http://www.qpublic.net/ga/henry>

<http://www.qpublic.net/ga/newton>

## GIS Updates - Specifics

- Parcels
  - Mappers/mapping companies need to include the REALKEY in the parcel layer
  - Having this information you can link WinGap to GIS
  - On each update we can provide you with a list of parcels in WinGAP not in GIS
  - Provide you with a list of parcels in GIS not in WinGAP

## GIS Updates - Continued

- Other layers update as the data changes
- Aerials – when you get new aerials put them out.
- Roads – as often as they are changing
- Flood Maps – when FEMA releases

Most of this is up to the Assessor's Office to deem when its most current and provide to website provider to update.

## Changes in Laws

- House Bill 304 says we must give reasonable Notice to taxpayers before Reviewing their property. This is one tool we would like to use to comply with HB 304.

Examples:

Harris County

Athens-Clarke

## Changes in Laws

- Showing MAV Values vs FMV
- Forest Conservation

## Building % complete

- One common issue on the website is data that is marked in time, for example building % complete as of January 1 when the tax roll is current. Need to keep track of that for the year.
  - When to mark it?
  - When to record it?
  - When to change it?

## Other Search Options?

- Using the sales search with the map
- Examples of dealing with condos and the map (1 parcel to many accounts type of issues)

## Changes to the site

- Multiple years sales
- Search by all owners, not just first owner
- Preferential values
- NADA Values
- MAV Values
- % complete
- Photo update process

## Data Clean Up

- Show all buildings without a photo
- All prebills that don't have a matching parcel

## Going Further...

- Q/A on the common questions that the office gets that we could automate via the web?
- What are other things people are requesting that's using county time that we could fix by just adding ...

## Power of the website..

- GAAO Commercial Sales Application
- Google Earth