

GAP Group, Inc 2011 Business Meeting



Items to be Discussed

- What's Planned for Update?
- What's Beyond Next Update?
- WinGAP SQL
- Training

The Update

- Version #: 3.13.000.000
- Should be available next week
- Major update
 - New/Modified tables
 - New/Modified screens
 - New/Modified prompts
 - Revised menus
 - Revised procedures

The Update – New Tables

- Will be added to handle SB346
- Tables will provide means of:
 - Storing schedules for exemption & tax calculations
 - Storing data resulting from exemption & tax calcs
 - Exporting data for printing notices & tax bills

The Update – New Tables

Schedule Tables

- TaxDist
- TaxType
- ExemptCode
- Mill Rate
- TaxFee
- TaxType_Exempt
- TaxDist_Hmstd (???)

New Data/Export Tables

- FixedAssmt
- CalcExemptions
- TaxDetail
- TaxMaster
- D_TaxDetailx (Export)
- D_TaxMasterx (Export)

The Update – Modified Tables

- SB346Val field added to
 - Reprop
 - Accessory
 - Commimp
 - Prcres
 - Prcacc
 - Prccom

The Update – Modified Tables

- SB346Val
 - Numeric (10 wide with no decimals)
 - Contains the SB346 allocated value of the improvement

The Update – Modified Tables

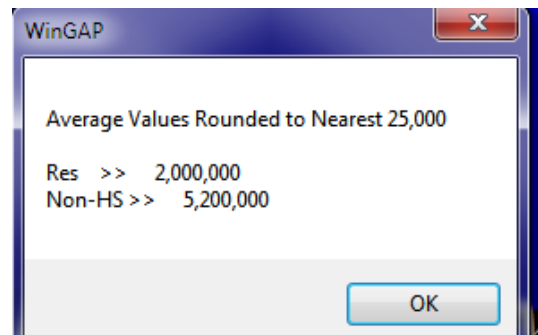
- LocalHSFlg field added to
 - Reprop
 - Accessory
 - Commimp
- Logical (True/False)
- Used to designate if improvement is eligible for local homestead exemption

The Update – New Screens

- 5 to 6 new screens for capturing estimated tax calculation information
 - Schedule screens
 - Part of SB346 presentation
- 3 new screens for editing improvement SB346 values
 - Sub-screens of Res Imp, Comm Imp and Accessory screens
 - Covered in SB346 presentation

The Update – New Screen

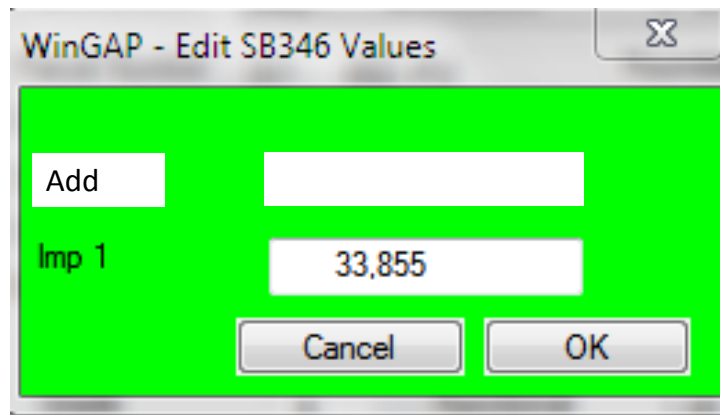
- “Average Property Value” screen
 - Access thru Reports >> Administration >> Average Property Values menu
 - Used for digest submission
 - Avg value for homestead
 - Avg value for non-homestead
 - Excludes Personal & PU



The Update – New/Mod Screen

- New field added to accommodate values beyond SB346 Sales Value (sb346add)
- Edit screen for SB346 improvement values modified

The Update – New/Mod Screen



The Update – New/Mod Screen

- SB346 Add Value will not be allocated
- SB346 Add Value + SB346 Value will display as Improvement Value on Real Property Gen Info SB346 screen

The Update – Modified Screens

- Res Imp, Comm Imp & Accessory
 - Modified to identify presence of SB346 value
 - Green highlighting of value field
 - Local Homestead checkbox added
 - Available only when homestead code is not blank and not equal to S0

The Update – Modified Screens

- Residential

WinGAP - Residential Improvements - 1 of 1: 001 002 PU

Improvement Key: 51301500 0 SF 20: No Sketch Photo MH Info Pricing

Parcel Number 001 - -002 -PU Foundation Masonry Floor Fin
Class Agricultural Ext Walls Interior Wall
Strat Improvement Roofing Interior Ceiling
Occupancy 1 Family Roof Shape Heat
Bedrooms 0 Rooms 0 Floor Cons Story Height

Grade / Age Grade 0
Year Built 2010
Eff Year Built 0
Obsv Cond
Neighborhood 1.00

Depr / Factors Functional 1.00
Economic 1.00
Physical Ovr 0.00
Complete 1.00
Physical 0.00
CD 1.00

Plumbing Full Baths 0
Half Baths 0
Standard Complements 0
Extra Fixtures 0

Fireplace / Misc Edit FP

Structure Areas Edit Areas

Basement / Attic Option
Descriptive Square Foot
Bsmt Desc Bsmt Area Bsmt % Fin Bsmt Qual
Bsmt Finish 0 0.00
Attic Desc Attic Area Attic % Fin Attic Qual
0 0.00

Heated Area 0

Comments

Values
Override 150,000 MAV 150,000 Ovr
Improvement 0 Ovr Date / /
Last Calc 0 Ovr Rsn

State Homestead Local Homestead House No Ext Dir Units Street Name Type Quad

The Update – Modified Screens

- Commercial

WinGAP - Commercial Improvements - 1 of 1 : 001 002 PU

Improv No: 1 Section No: 1 Imp : 1 Sec : 1 Key: 2912 1

Parcel No.: 001 - -002 -PU Const Type: Masonry Load B

Class: Commercial Life Exp: 50 Sch L

Strat: Improvement Wall Hght: 12

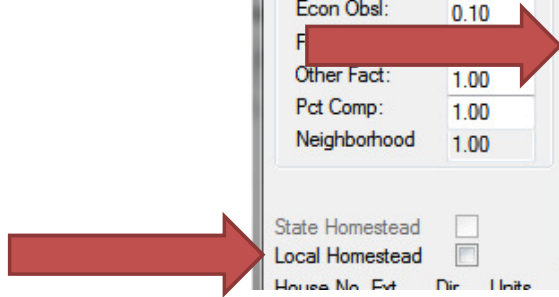
Used As: Apts - High Rise Year Built: 2005

Built As: Apts - High Rise Eff YR Built:

Value Adjustments		Value Information	
Grade:	100	Structure	26,057 26,057
Phy Dep:	0.99	Extra Features	60 60
Phy Dep Ovr:	0.00	Identical Units	1
Econ Obsl:	0.10	Section	26,117 26,117
Other Fact:	1.00	Override	0
Pct Comp:	1.00	Imp Value	26,117 Pricing
Neighborhood:	1.00	Ovr Rsn:	
		Ovr Date:	/ /
		Last Calc:	26,117

State Homestead Local Homestead

House No. Ext. Dir. Units Street Name



The Update – Modified Screens

The screenshot shows the WinGAP software interface for editing an accessory. The main window title is "WinGAP - Accessories : 001 002 PU". The "Accessory Screen" is titled "001 002 PU" and "Accessory Screen". The "AccKey" is 187431. The "Class" is "Agricultural" and the "Strat" is "Production / Storage / Aux".

Description	C/S	Dim1	Dim2	Value
Barn	Ag	50 x	50	44551

On the right side, the "Description" is "Barn". The input fields are:

- Width: 50
- Length: 50
- Calc Area: 2,500
- OVR Area/Units: 0.00
- Identical Units: 0
- Year Built: 2010
- Grade: 100
- Phy Depr Ovr: 0.00
- Func Obsl: 1.00
- Calc Depr: 0.98
- Perc Comp: 1.00
- Neighborhood: 1.00

The "Value" section shows:

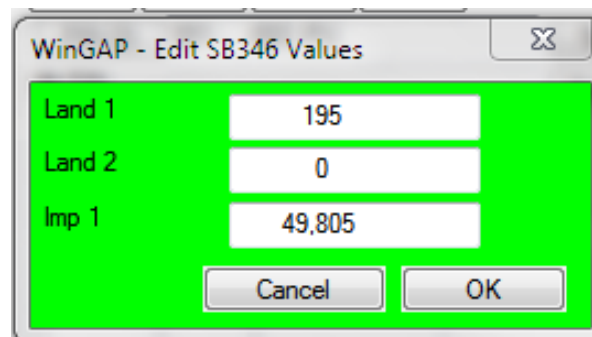
Value
Calculated: 44,551
Override: 0
MAV: 44,551
Last Calc: 44,551

At the bottom, there are checkboxes for "State Homestead" and "Local Homestead", an "Appraiser" dropdown, and "Photo" and "Edit History" buttons. A red arrow points to the "Edit History" button.

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The Update – Modified Screens

- Real Property – Edit SB346 Values
 - No class/strat for imp
 - Imp 1 value cannot be changed
 - Imp 2 value removed



The Update – Modified Screens

- Assessment Notice “Print” screen

WinGAP - Change of Assessment

Mailing Date: 01/24/2011

Last Day for Appeal: / /

Property Type: Real Personal

Appeal Term: 30 Days 45 Days

Print ALL Notices

Primary Contact: _____

Alternate Contact: _____

Use this contact information regardless of the contact information present on the property.

Sort Order: Zip Code Parcel Number Name Account

Print Range: Starting: _____ Ending: _____

Count Notices: Count: _____ Processed: 0 Percent: 0

Processed: Selected Percent: 0%

Buttons: Help View Print Preview Cancel Print Notices


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The Update – Modified Screens

- Sales – Net Sales Price now displays

Sales Information			
Buyer	Reese, Kristi	Sale Price	50,000
Seller	Reese, Kristi	Adjustment	12,800
PT-61 #	PT 61 149 2011	State (Y/N)	N
Book	Page	Class	37200 Instrument
		Classification	Agricultural



The Update – Modified Screens

- Conservation Use
 - Show Percent Change Prompt checkbox added
 - Provides a re-calc opportunity when unadjusted CU Value has not been modified

WinGAP - Conservation Use

Parent Parcel

Information

Original CU Value	<input type="text" value="175,066"/>
Original CU Year	<input type="text" value="2009"/>
Base CU Year	<input type="text" value="2011"/> <input type="button" value="Edit"/>
Total CU Acres	<input type="text" value="46.35"/>
Total FMV Acres	<input type="text" value="46.35"/>

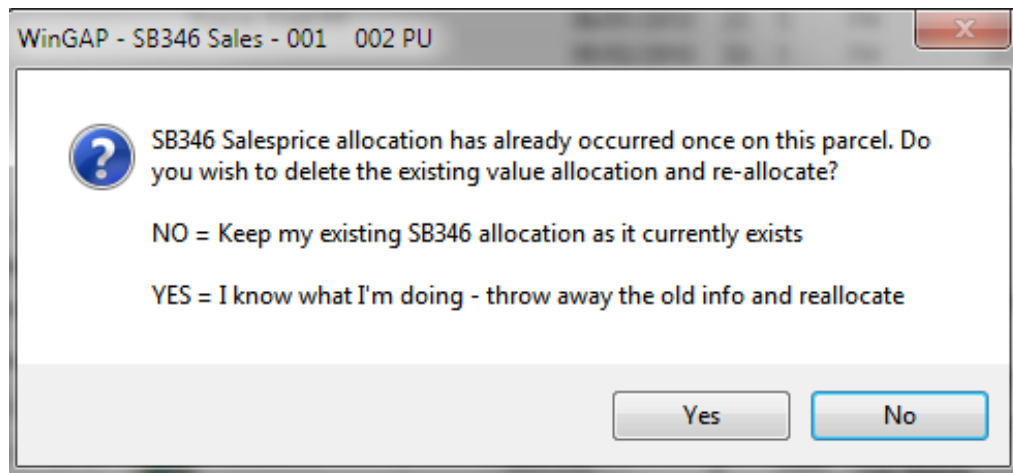
Show Percent Change Prompt

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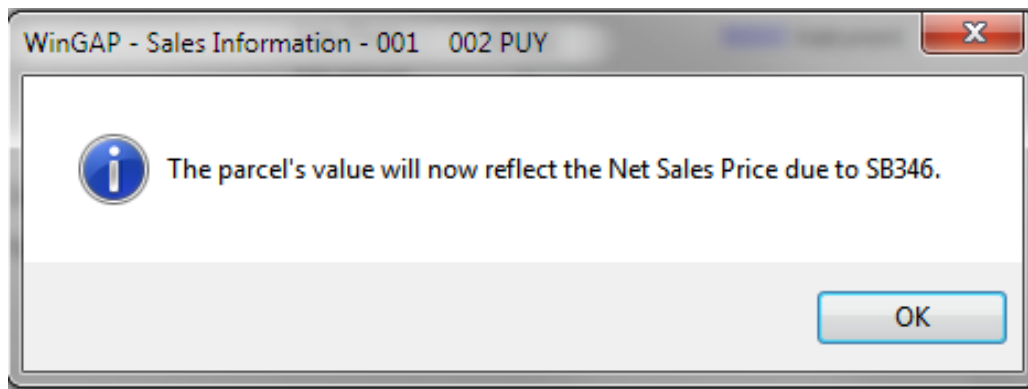
The Update – New Prompt

- SB346 Re-Allocation



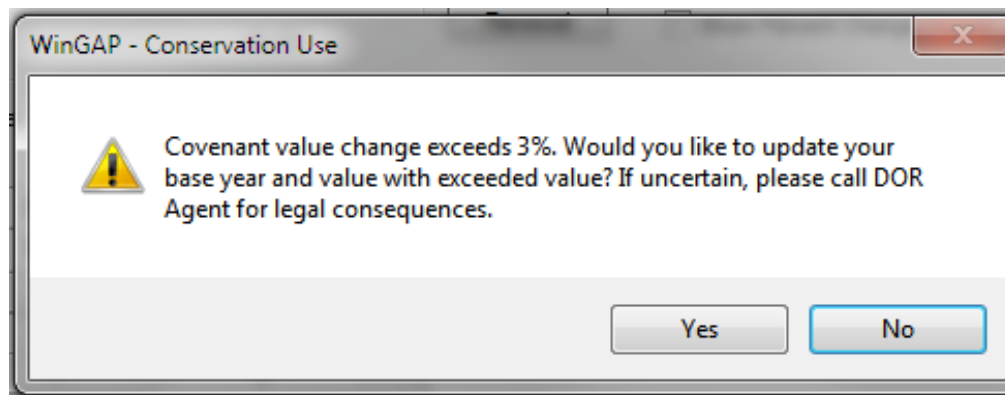
The Update – Modified Prompt

- Prompt when initially adding SB346 sale



The Update – Modified Prompt

- Conservation Use Value Prompt
 - Informs user that 3% or 34.39% limit of change has been reached

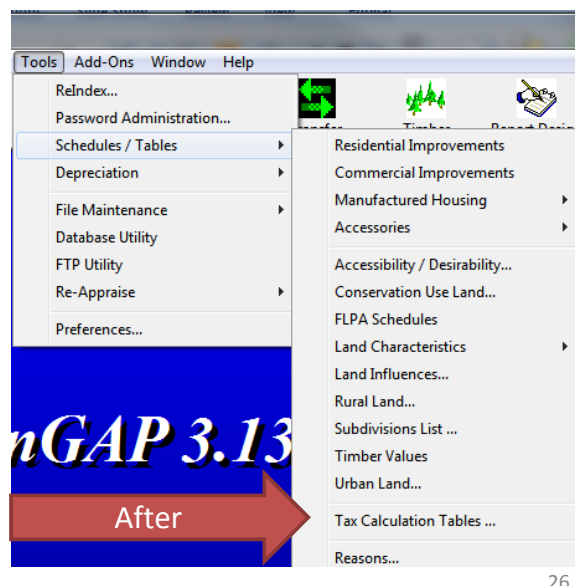
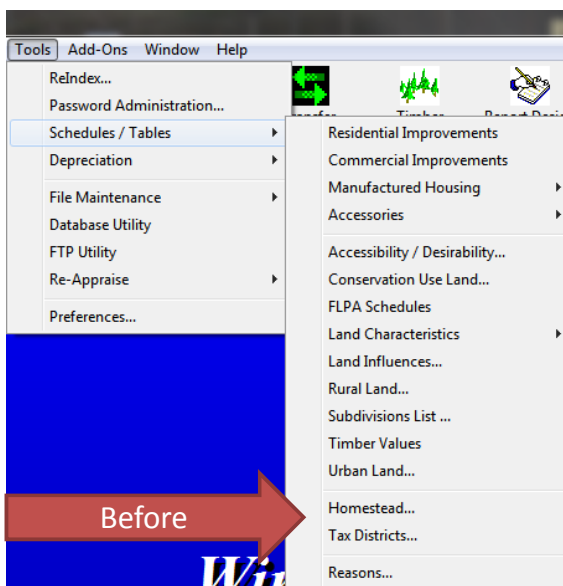


The Update – Modified Prompt

- Conservation Use
 - Will no longer appear when accessing the Conservation Use screen
 - Appears only when
 - Apply or OK are clicked
 - Calculated unadjusted CU Value is not equal to the previous unadjusted CU Value and
 - Unadjusted value is compared to previous year CU value to determine change > 3% or 34.39%

The Update – Revised Menus

- Tools >> Schedules Tables



The Update – Revised Menu

- Real Property “Printer” menu

GAP - Real Property General Information - Barksdale, Kathly

< Top < Prev Next > End >> Account Number 3881

PIN (10) 001 - -001 - Tax District 01

1st PIN XXX 236 Asmt Reason A

Street Information

House #	Ext	Dir	Units	Street Name
100	MRE			caney bay

Type	Quad	Latitude	Longitude	Zip Code
Rd	xc	1234567890123	1234567890123	30821-

- Print PRC
- Print PRC without Photo
- Print PRC with Photo and Large Sketch
- Preview PRC
- Preview PRC without Photo
- Preview PRC with Photo and Large Sketch
- PRC Holding Bin
- Real Property Return Form
- Homestead Application
- Current Use
- Preferential

PT50R text Changed to

The Update – Revised Procedures

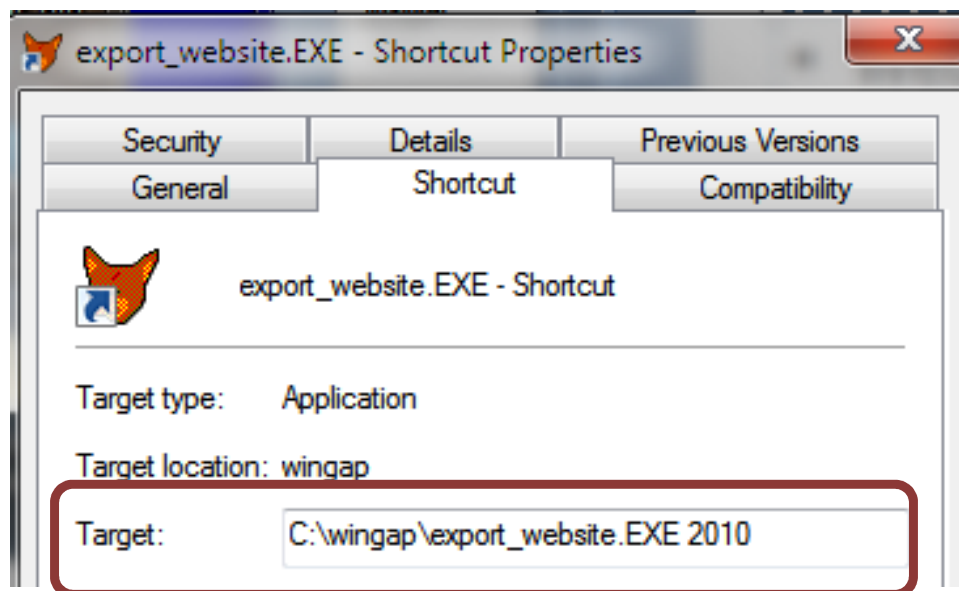
- SB346 Value Allocation
 - Previously allocation was applied to land & sum of improvement values
 - Allocation will now be applied to land & individual improvement values
 - Allocation Calculation
 - Allocation Pct (AP) = $\text{Current MAV} \div \text{Net SP}$
 - Allocated Value = $\text{AP} * \text{component MAV}$
 - AP not applied to extra features & MH adds

The Update – Revised Procedures

- Website Export (export_website.exe)
 - Can now receive a command line parameter designating a single year
 - Shortcut created to export_website.exe in wingap folder
 - Target of shortcut Properties modified by adding year at end of line

The Update – Revised Procedures

- Website Export (Shortcut Properties)



The Update – Revised Procedures

- FLPA Application
 - Now prints continuation dates properly
 - Must have FLPA Year

Exemption Information

Homestead HS App

FLPA Yr

FLPA CU Val

FLPA Exmpt

FOR TAX ASSESSORS USE ONLY					
Covenant: Begins: Jan 1, 2009	Ends: Dec 31, 2023	Covenant #	2009	160	000038
			<small>(Yr)</small>	<small>(CountyCode)</small>	<small>(Covenant #)</small>

The Update – Revised Procedures

- Conservation Use covenants with parcel acreage > 2000 acres
 - Allows entry of up to 2000 acres of CU land subrecord data
 - Exemption calculation based parcel avg \$/acre and CU value
 - $CU\ MAV = 2000 * (MAV\ land \div parcel\ acreage)$
 - $CU\ Exemption = CU\ MAV - CU\ Value$

The Update – Revised Procedures

- Future (SB346 parcels)
 - SB346 value from current year will become future previous MAV/FMV
 - SB346 values & flags will be removed
 - Standard ALT cap removal reason added

The Update – Revised Procedures

- Inventory “SN” exemption
 - Applies to State tax only
 - No new fields or procedures in general operation
 - Consolidation Report will be modified to handle SN

The Update – Revised Procedures

- Personal Property Reappraise
 - Last Calculated value will now reflect MAV generated during reappraise
 - Value Edit Date will display reappraise date

The Update – Revised Procedures

- Data Edits – SB346 Checks
 - Parcels with sales that meet SB346 criteria but are not flagged for SB346 value
 - Parcels flagged for SB346 value but do not have a SB346 qualified sale
 - Parcels where SB346 value summary is not equal to sum of SB346 components
 - Parcels where re-allocation has taken place and value of new imps has been lost

Beyond 3.13.0 Update

- Add functionality to Tax Calculation Tables
- Develop procedures to calculate estimated taxes and save data
- Modify routines that print NOA
- Modify PRC to print SB346 values
- Develop routines in reappraise to handle SB346

Beyond 3.13.0 Update

- Consolidation Reports must be changed
 - Will reflect all exemptions
- Create new appeal form
- Replace old appeal form with new one
- Modify growth routines to use SB346 values
- Determine how to handle Historic & EZ exemptions on same parcel

WinGAP-SQL

- Progress, though slowed, continues to be made
- All changes resulting from SB346 & other issues are incorporated into WinGAP-SQL

WinGAP-SQL

- Outstanding identified issues
 - 32 critical
 - 96 minor
 - 39 sketch
- Reports have yet to be done
- Special procedures are not finished
 - Data Edits
 - Growth

WinGAP-SQL

- Testing – Primarily handled by Steve Burnette
- Additional Testing
 - New scheme
 - Beta counties will be designated areas of program to test
 - Res Imps
 - Commercial Imps
 - Transfers
 - Etc

WinGAP-SQL

- Target Operational Date – moved to June/July of 2011

WinGAP Training

- 15 new laptops will be used
- LaptopsFurnished by GAP Group
- Used for WinGAP & Mapping/GIS training

WinGAP Training

- Upcoming WinGAP GCP Classes
 - WinGAP Administration
 - March 1-3
 - Hapeville
 - WinGAP Tech
 - March 28 – April 1
 - Waycross
 - SQL Reports and Routines will be covered



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