

**GAP Group, Inc.  
Business Meeting**

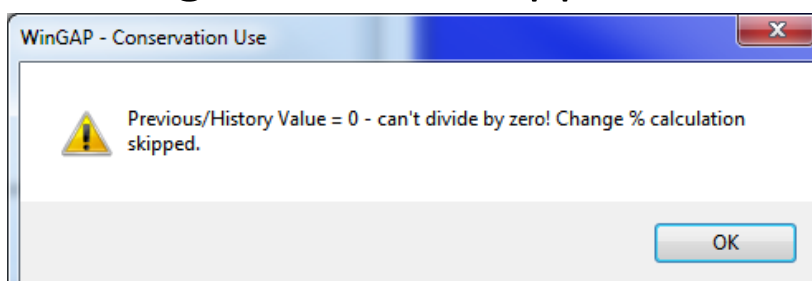
February 1, 2012

## Covenants & Future

- Issues can result from placing parcels with covenants (CUV, FLPA, etc) in future
- Problems appear after YEC in the newly created digest year
  - Covenant history data not being present
  - Covenant not present when it was added in previous year
  - Covenant present in new digest year when removed in current year

## Covenant Issue #1

- If OK or Apply are clicked on CU/FLPA screen, message below will appear



- Caused by the previous year having zero value as seen on next slide

# 2012 CU History

WinGAP - Conservation Use

Parent Parcel

**Information**

Original CU Value

Original CU Year

Base CU Year

Total CU Acres

Total FMV Acres

**Historical Data**

Year	Value	Exemption Amt
2007	24,253	25,297
2008	24,954	24,596
2009	25,655	23,895
2010	25,655	23,926
2011	0	0
2012	0	0
2013	0	0
2014	0	0
2015	0	0
2016	0	0



## Covenant Issue #1

- How does this happen?
- Primary cause is rooted in Future
  - Parcel with CU/FLPA record is sent to future prior to CU/FLPA not being worked
  - CU/FLPA record is worked in current year at a later time
  - Future CU/FLPA record is not updated
  - YEC sends future CU/FLPA record to new year

## Covenant Issue #1

- Next slides setup situation as it may unfold in 2012
- Data & screen shots from 2011, Future & 2012 will be used

# 2011 / 2012 / Future CUV Schedules (in January)

	Productivity Rating								
	1	2	3	4	5	6	7	8	9
<b>2011</b> <i>93 Style</i>									
Agricultural	852	806	728	649	571	493	382	310	230
Timberland	667	605	542	481	419	358	296	234	192
<b>Future</b> <i>93 Style</i>									
Agricultural	852	806	728	649	571	493	382	310	230
Timberland	667	605	542	481	419	358	296	234	192
<b>2012</b> <i>93 Style</i>									
Agricultural	852	806	728	649	571	493	382	310	230
Timberland	667	605	542	481	419	358	296	234	192

A red bracket on the right side of the table groups the '2011', 'Future', and '2012' sections. To the right of the bracket is a blue equals sign (=).

## 2011 Covenant Screen

WinGAP - Conservation Use

Parent Parcel: 29- - 10-

**Information**

Original CU Value: 24,253

Original CU Year: 2007

Base CU Year: 2007

Total CU Acres: 63.00

Total FMV Acres: 63.00

Show Percent Change Prompt

**Historical Data**

Year	Value	Exemption Amt
2007	24,253	25,297
2008	24,954	24,596
2009	25,655	23,895
2010	25,655	23,926
2011	0	0
2012	0	0
2013	0	0

**Land Subrecords**

Agland 93	4	7.00	4543
Timberland 93	3	19.00	10298
Timberland 93	5	11.00	4609
Timberland 93	6	13.00	4654
Timberland 93	8	13.00	3042

- Prior to current year schedules or editing
- 2011 CU value not in place

# Future Covenant Screen

WinGAP - Conservation Use

Parent Parcel: 29- - 10-

**Information**

Original CU Value: 24,253

Original CU Year: 2007

Base CU Year: 2007

Total CU Acres: 63.00

Total FMV Acres: 63.00

Show Percent Change Prompt

**Historical Data**

Year	Value	Exemption Amt
2007	24,253	25,297
2008	24,954	24,596
2009	25,655	23,895
2010	25,655	23,926
2011	0	0
2012	0	0

**Land Subrecords**

Agland 93	4	7.00	4676
Timberland 93	3	19.00	10602
Timberland 93	5	11.00	4741
Timberland 93	6	13.00	4784
Timberland 93	8	13.00	3133

- Parcel w/ Covenant sent from 2011 year
- No 2012 CU Historical year

## Future Covenant Screen

Historical Data			Land Subrecords			
Year	Value	Exemption Amt				
2007	24,253	25,297	Agland 93	4	7.00	4676
2008	24,954	24,596	Timberland 93	3	19.00	10602
2009	25,655	23,895	Timberland 93	5	11.00	4741
2010	25,655	23,926	Timberland 93	6	13.00	4784
2011	0	0	Timberland 93	8	13.00	3133
2012	0	0				
2013	0	0				
2014	0	0				

Buttons: Calc All, New Subs, Apply Subs, Del Subs

- If YEC is run & no additional editing, 2012 CU screen will be as above
- No 2012 CU Historical year

# 2012 CU History

WinGAP - Conservation Use

Parent Parcel: 29- - 10:

**Information**

Original CU Value	24,253
Original CU Year	2007
Base CU Year	2007 <input type="button" value="Edit"/>
Total CU Acres	63.00
Total FMV Acres	63.00

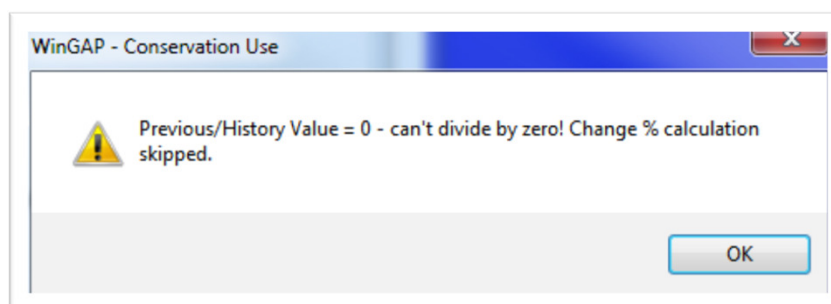
**Historical Data**

Year	Value	Exemption Amt
2007	24,253	25,297
2008	24,954	24,596
2009	25,655	23,895
2010	25,655	23,926
2011	0	0
2012	0	0



## 2012 CU Message with 0 value in 2011

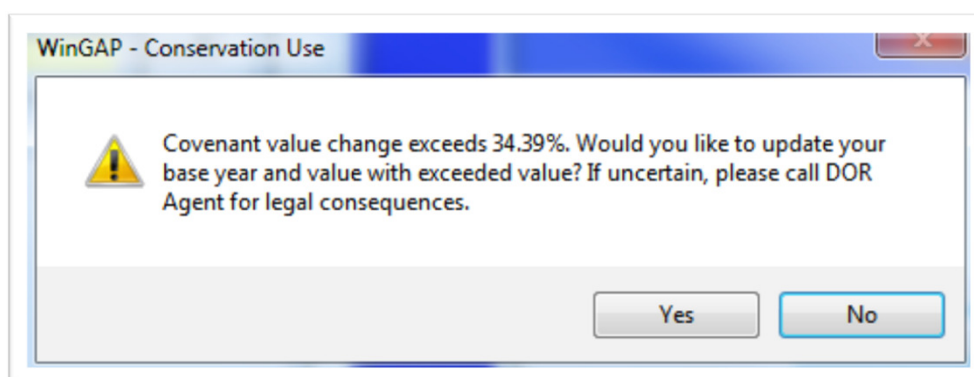
- If OK or Apply are clicked on CU screen, message below will appear



- Clicking OK generates message on following slide

## CU History (2012)

- Follow Up Message



- Response should be **NO**!!!

## Conservation Use Issue #2

- 2011 Parcel info is sent to Future
- Covenant is added to 2011 parcel
- Covenant is not added to Future parcel
- YEC is run
- 2012 parcel is “covenant-less”

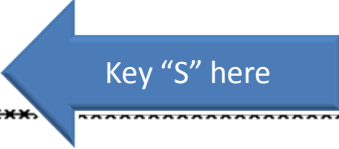
## Conservation Use Issue #3

- 2011 Parcel with covenant is sent to Future
- Covenant is removed in 2011
- Covenant is NOT removed in Future
- YEC is run
- 2012 parcel retains covenant

## Preventive Steps (Keeping next digest year clean)

- After YEC, run Data Edits
  - Tools >> File Maintenance >> Data Edits
  - Key an “S” for Selective option

```
ESC = Quit
Run All Edits(A)
Select Edits (S)
MAU Edits (M) or
Class/Strat Locator(C)? |
*****
Please Note!!!
Running "All Edits" and "MAU Edits" require that all
"Select Edits" options with a ** also require that a
Data Edits Ver 20110712
```



## Preventive Steps (Keeping next digest year clean)

- After keying "S" on previous screen, place a "Y" to the right of **POST YEC Cov Edits**

Zero Value Checks (Y/N)	<input type="checkbox"/>	Land Edits (Y/N)	<input type="checkbox"/>
Min-Max Values Edit (Y/N)	<input type="checkbox"/>	Accessory Edits (Y/N)	<input type="checkbox"/>
Homestead Edits (Y/N)	<input type="checkbox"/>	Personal No PT50 Edit (Y/N)	<input type="checkbox"/>
Missing Digest Codes (Y/N)	<input type="checkbox"/>	Tax District Check (Y/N)	<input type="checkbox"/>
CUV Edits (Y/N)	<input type="checkbox"/>	Sketch Labels (Y/N)	<input type="checkbox"/>
Pref Edits (Y/N)	<input type="checkbox"/>	Property Components (Y/N)	<input type="checkbox"/>
FLPA Edits (Y/N)	<input type="checkbox"/>	List SB346 Sales (Y/N)	<input type="checkbox"/>
SB346 Edits (Y/N)	<input type="checkbox"/>	Correct MAV for Prebill MH	<input type="checkbox"/>
ACO Edits (Y/N)	<input type="checkbox"/>	List Tax Edits	<input type="checkbox"/>
Post YEC Cov Edits (Y/N)	Y		

#1 - Key a "Y" as seen

#2 - Press PgDn to run edit

## Post YEC Cov Edits (Covenant in Current Year not one in Future)

- Edit Message:
  - No CU record in Future
- Correction Procedures:
  - Nothing to do
  - Will be caught in next year's edit
  - Just a notification

## Post YEC Cov Edits (Expired Covenants)

- Edit Message:
  - Expired CU/FLPA Cov + Year of Covenant
- Correction Procedures:
  - Contact property owners
  - Renew covenants

## Post YEC Cov Edits (Previous History Year Cov Value is 0)

- Edit Message:
  - 0 value for CU/FLPA Prev Yr of + year value is zero
- Correction Procedures:
  - Obtain correct value & exemption from previous year
  - Open Covenant screen
  - Key value & exemptions on correct history line
  - Apply History

## Post YEC Cov Edits

(Cov in Prev Digest Year but not in Curr Year)

- Only performed when Cov Year in Prev Digest Year = Prev Digest year
  - A new covenant in previous digest year
- Edit Message:
  - Prev Yr Cov not present in Curr Year
- Correction Procedures:
  - Obtain correct value & exemption from previous year
  - Add covenant in current year
  - Fill in previous year history values & exemptions
  - Apply History

## Post YEC Cov Edits

(Cov in Curr Digest Year but not in Prev Year)

- Only done when Cov Year is not the same as Curr Digest Year
- Edit Message:
  - Curr Yr Cov not present in Prev Year
- Correction Procedures:
  - Confirm removal of covenant in previous year
  - Remove covenant

## Post YEC Cov Edits

- No edits for:
  - Exceeding max change limits
  - Zero current covenant values
- Covered in other edit routines

## Covenants & Future (Summary)

- Keep in mind:
  - **Future takes precedent over current year during YEC!!**
- What you see in future is what you get in the next digest year
  - Applies to covenants as well as other property information

## Covenants & Future (Summary)

- Covenants require additional attention when Future is used
- Post YEC Cov Edits should be run to produce a list of issues
- Edit list should be worked as soon as possible
- Updated Data Edits included in next update

## ABOS Brand/Model Differences

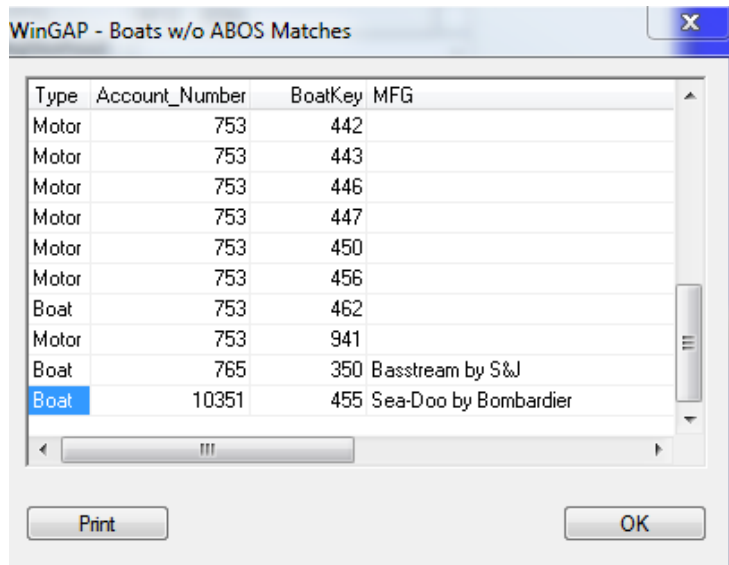
- ABOS changes Brands (Mfg) & Models from year to year
  - At request of Manufacturer
  - Correction of spelling, updating descriptions, etc

## ABOS Brand/Model Differences

File	Count	New	Brand Diff	Model Diff	Brand & Model Diff	Discontd Brand & Model
IO	132,120	3,056	4,007	53	11	0
OB	117,920	5,188	1,151	66	2	0
OM	27,135	691	2,298	32	0	0
PH	42,868	2,403	387	160	5	4
PW	1,199	34	3	0	0	0
SB	19,930	425	529	5	0	0

# ABOS Brand/Model Differences

- Result in item appearing on Boats w/o ABOS Matches list when running Boats – ABOS Reappraise



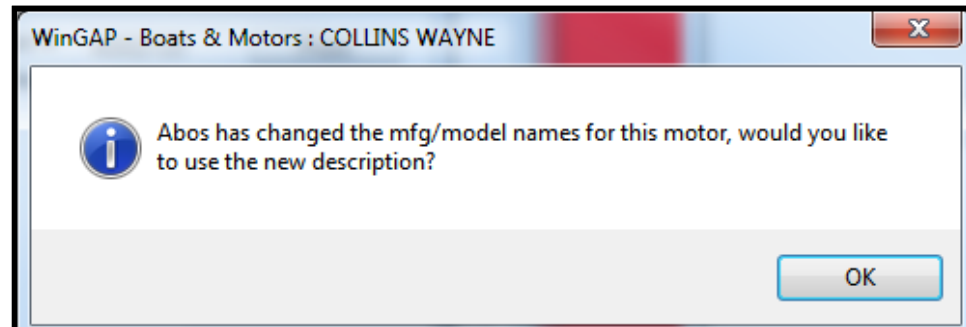
The screenshot shows a window titled "WinGAP - Boats w/o ABOS Matches". It contains a table with the following data:

Type	Account_Number	BoatKey	MFG
Motor	753	442	
Motor	753	443	
Motor	753	446	
Motor	753	447	
Motor	753	450	
Motor	753	456	
Boat	753	462	
Motor	753	941	
Boat	765	350	Basstream by S&J
Boat	10351	455	Sea-Doo by Bombardier

At the bottom of the window, there are two buttons: "Print" and "OK".

## ABOS Brand/Model Differences

- When editing, the following message will be encountered



## ABOS Brand/Model Differences

- Brands & Models can be updated in mass with new routine, abos\_mfg\_model.prg
  - Download by placing following in browser address line: <http://www.wingap.com/downloads/wingap/misc>
  - Right click on abos\_mfg\_model.prg
  - Select **Save target as**
  - Save file into 2012
  - Run Fox
  - Cd 2012
  - Do abos\_mfg\_model

## ABOS Brand/Model Differences

- Procedure does not correct all
  - ABOS descriptions longer than 50 are not updated to full description on screen
  - Vast majority are corrected


## DOAA Sales Ratio Study

- New Sales Analysis feature added in last update
  - Basic Selection only
- Should be run in 2012 year
- Compares 2011 sales to 2011 values
  - 2011 values come from PT50R
    - Values keyed in FMV or MAVVAL fields on sales screen can be used in lieu of PT50R values

## DOAA Sales Ratio Study

- Sales used by DOAA should be “flagged” on sales screen
  - Place a “Y” in State (Y/N) field

Sales Information									
Buyer	Barksdale, Kathlyn F - 10				Sale Price	0			
Seller	Barksdale, Kathlyn F 08				Adjustment	0			
PT-61 #	PT-61 149-2010	0	Book	Page	State (Y/N)	Y			
Sale Date	01/05/2011	Deed			FMV	0			
RETT	0.00	Plat			MAVVAL	0		RSN	F
					Qualifier				

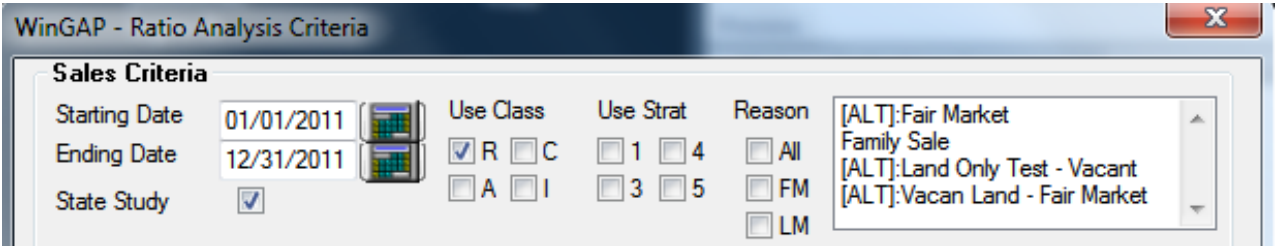


## DOAA Sales Ratio Study

- Selection criteria should be setup in this fashion
  - Starting Date: 01/01/2011
  - Ending Date : 12/31/2011
  - State Study : checked
  - Class/Strat
    - Checked as desired

# DOAA Sales Ratio Study

- Criteria Selection Example



## DOAA Sales Ratio Study

- Processing should be setup as below
  - DOAA box should be checked
  - Clip Samples should be unchecked
  - Use MKTVAL & Use MAV-VAL boxes checked if respective sales screen fields have values
  - Use MAV box can remain checked
    - It does not come into use when DOAA is checked

# DOAA Sales Ratio Study

- Processing Selection Example

Records Processed:	Selected	<input type="checkbox"/> True Study
<input type="checkbox"/> Clip Samples	<input checked="" type="checkbox"/> Use MAV	<input checked="" type="checkbox"/> DOAA
<input type="checkbox"/> Use MKTVAL	<input type="checkbox"/> Use MAV-VAL	
<input type="button" value="Print Screen"/>	<input type="button" value="Help"/>	<input type="button" value="Cancel"/>
		<input type="button" value="OK"/>
		<input type="button" value="Exit"/>

## New OLS Schedule

<b>Day</b>	<b>Agent</b>
Monday	Grant Hilton
Tuesday	Al Deen
Wednesday	Kenny Colson
Thursday	Mark Loyd
Friday	Tracy Thomas
Floater	Mark Lovett

## Ponderings!!

- Are you tired of clicking on a report and having to catch up on the latest gossip while it runs?
- Have you suffered through enough restless nights at home while Estimated Tax Calc reappraise runs back at the office?
- Are you feed up with IT & GIS folks rolling their eyes at WinGAP & calling it old fashioned?



## WinGAP SQL

- You are freed from the slow reports, exports and other procedures!!!
- WinGAP SQL has rolled out of beta into production
- Reports & procedures are much faster
  - Estimated Tax Calc Reappraise in Lowndes Co takes less than 1 minute
    - And it is accurate

## WinGAP SQL

- Installed in two counties
  - Lee
  - Laurens
- Will be coming to your county or one close by in the near future
- Reports are rolling out on a regular basis
- Issues are being addressed as quickly as possible

## WinGAP SQL

- Most glaring deficiencies are
  - Lack of reports
    - Reports are rolling out on a regular basis
  - Some procedures are not in place
    - Data Edits
    - Website Export
    - Etc
- Sketching
  - Arcs & scaling in “new” routine are being revamped

## WinGAP SQL

- Plans are
  - Run with these two counties for a few weeks to iron out issues
  - If all goes well, begin installing in more counties around March

## Presentation Download

- [http://www.wingap.com/downloads/wingap/ver3.6.4/patch314/businessmeeting/business\\_mtg\\_2012.pdf](http://www.wingap.com/downloads/wingap/ver3.6.4/patch314/businessmeeting/business_mtg_2012.pdf)
- [http://www.wingap.com/downloads/wingap/ver3.6.4/patch314/businessmeeting/business\\_mtg\\_2012.pptx](http://www.wingap.com/downloads/wingap/ver3.6.4/patch314/businessmeeting/business_mtg_2012.pptx)