

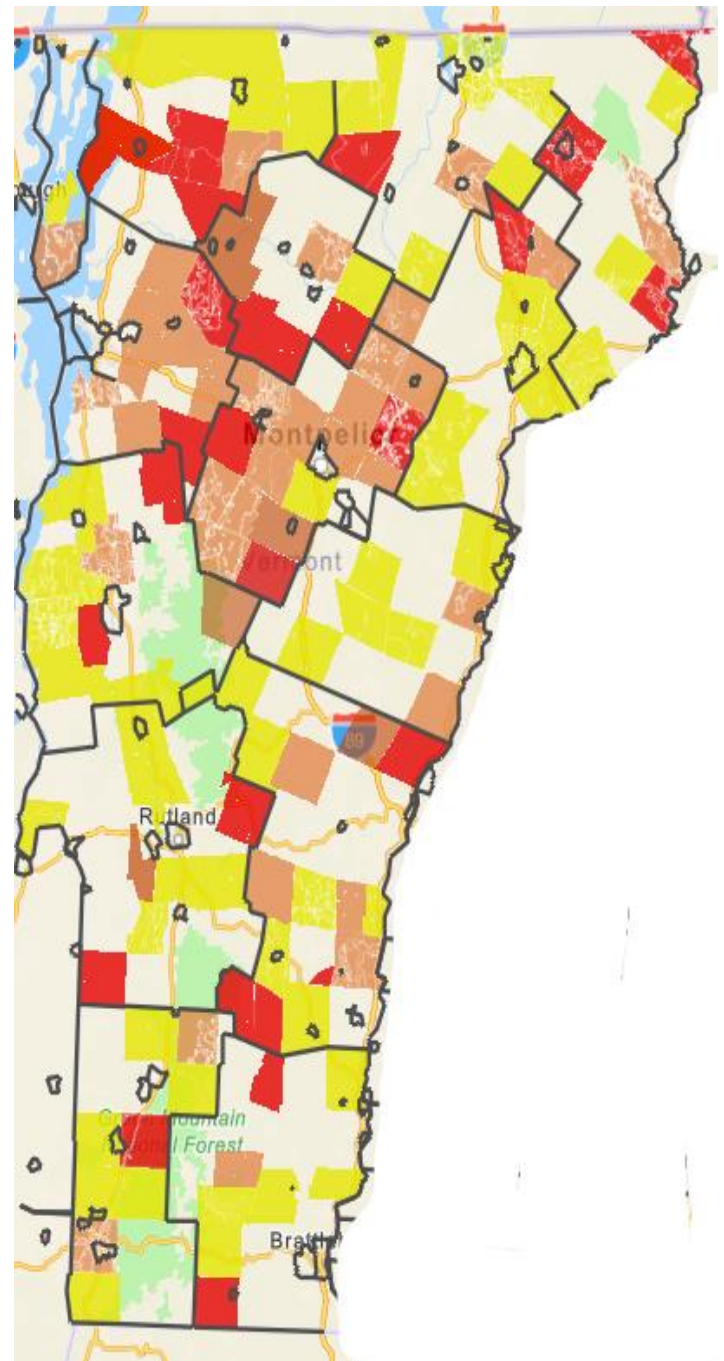


HOW TOWNS CAN SHARE ASSESSMENT SERVICES AND TECHNOLOGIES

safeground 
analytics

John Valente
September 16, 2022

UNDER ORDER,
PROBABLE AND
POTENTIAL RISK



SUMMARY OF REAPPRAISAL PROBABILITY AND COST

	Number of Communities	Percentage of State	Number of Accounts	Cost Estimated at \$50	Cost Estimated at \$100
Immediate Need	41	16%	49,037	\$2,451,850	\$4,903,700
Probable Need	53	20%	85,460	\$4,273,000	\$8,546,000
Potential Need	112	43%	130,861	\$6,543,050	\$13,086,100
	206	79%	265,358	\$13,267,900	\$26,535,800

79% OF THE STATE MAY NEED TO BE REAPPRAISED IN THE NEXT THREE YEARS

POSSIBLE SOLUTION

- Allow delay of implementation and staggering reappraisal years by degree of CLA would ease the reappraisal pressure
- Allow statistical reappraisals, desktop review using newly contracted oblique and street level imagery
- Create Assessment Cycle – remove CLA Trigger
- Wait Until Market Collapses
- Reassess the entire State



POSSIBLE SOLUTION

- Cluster towns under single contracts and by counties would reduce cost and increase labor efficiency
- Sharing technology across municipalities and counties
- Intra-Corporate Collaborative Resource Sharing



STATE INVOLVEMENT

- Allowing delay of implementation and staggering reappraisal years by degree of CLA
- Advise the towns about the best clustering groupings based on degree of CLA
- Create Revaluation Cycle – remove trigger
- Contemplate Reassessments by Counties
- Conduct Reassessment Needs Assessment
- Expert Witness Assistance
- Resource for reassessment guidance



STATE INVOLVEMENT

- State Contract for Oblique Imagery
- State Contract for Street Level Imaging
- State Contract for Real Time CAMA
Databases linked to State GIS
- Increase State Funding for
Reassessments
- Create criteria for model reassessment
program
 - Change physical requirements
 - Create mentor program
 - Involve municipalities with
statistical testing and standards

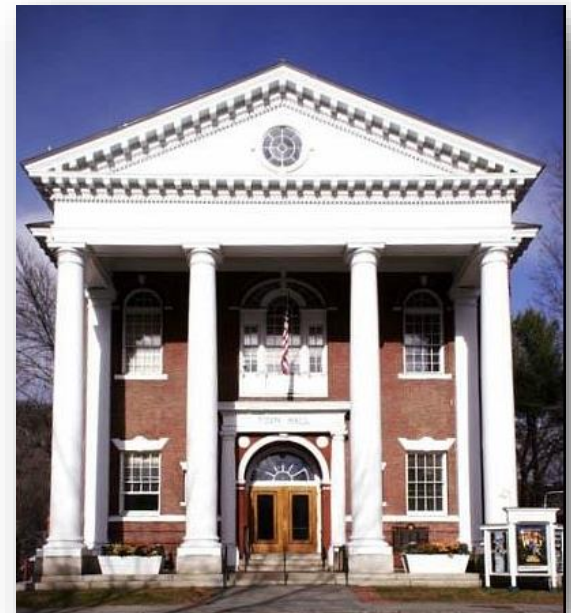


MUNICIPAL INVOLVEMENT

- BE WILLING TO
 - Reach out to neighboring towns and cities to explore clustering reassessment contracts
 - Hire multiple contractors
 - Explore using new technologies and business models
 - Imagery/Sketch Verification
 - Data Mailers
 - Desktop Review
 - Share contracts for Oblique and Street Level Imagery
 - Assist contractor with reassessment

MUNICIPAL INVOLVEMENT

- BE WILLING TO
 - Hire contractors who did not develop your CAMA software
 - Allow remote Access - VPN
 - Run your own statistics
 - Collaborate with PVR
 - Let go of home rule
 - Let go of we have always done it this way



Reassessment Types

Full Physical

- Full Inspection
- Full Measure
- Drive By Review
- Face to Face Hearings

Non Physical

- Inspect Sales
- Inspect Permits
- Data Mailer with Inspection Audits
- Sketch Detection
- Street Level Imagery
- Oblique Imagery
- Desk Top Review
- Virtual Hearings

REASSESSMENT STATUS QUO

One Bid – One Town

- Hard to Find Contractor
- Delay 2025
- Limited Services
- Highest Price/Parcel (25%)
- Difficulty meeting deadlines

MAINTAINS HOME RULE

BENEFITS OF CLUSTERING

One Bid – Multiple
Towns

- Easier to Find Contractor
- Fewer Delays
- Price Discount Based on Size
 - Flat Fee 3-5k parcels
 - -20% 5-10k parcels
 - -25% 10+k parcels
- Uniformity of Practice
- Efficiency
- Work as a Team

LOSE HOME RULE

CLUSTERING AND SHARING

CLUSTERING BASIS

- Define Geographic Region
- Market CLA Driven

SHARING BASIS

- Geographic
- Expertise
- Legal Agreements
- MOUs
- Hold Harmless

WHAT CAN BE SHARED?

TECHNOLOGY

- Oblique
- Street Level Imagery
- Sketch Detection
- GIS
- CAMA Software

SERVICES

- Reassessment
- Litigation Defense
- Permit Work
- Assessor
- Split Bid – Commercial Valuation, Residential Valuation, Data Collection

Oblique Imagery

- Pictometry
- Eagle View
- Sub 1" RES vs Sub 3"



Sketch Verification

- Pictometry
- Eagle View
- iLOOKABOUT
- Tyler Technologies



Street Imaging

- Cylcomedia
- iLOOKABOUT
- Tyler Technologies
- 240MP
- 360 View
- Lidar Measurements
- Captured Single shots



Corporate Collaboration

- New England
Municipal
- NEMRC
- VISION
- Patriot
- Tyler
- Safeground
- And Others



GIS

State of VT (VCGI)

ESRI Software



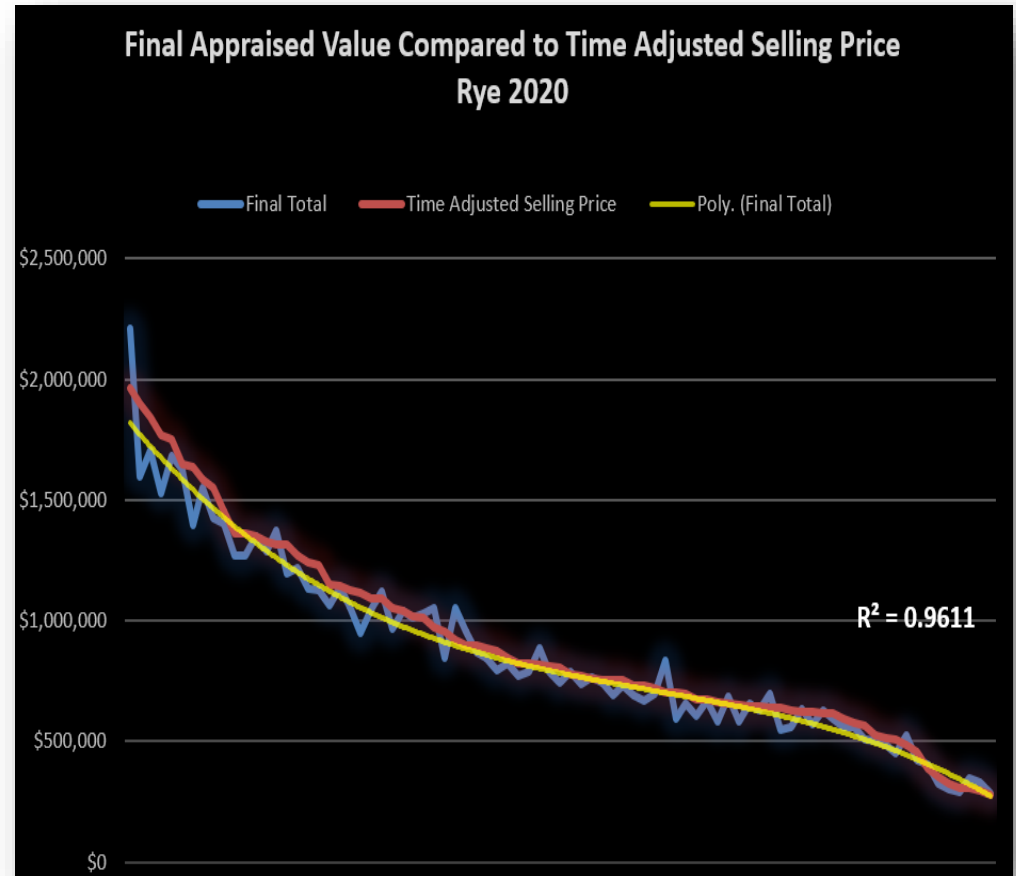
MARKET SALES AND COST DATA

- MLS
- REALTOR
- Marshall Swift

ONE STORY						
<i>Square Foot Costs Low Quality</i>						
RESIDENCE						
STUD FRAMED						
Total Area	Plywood or Hardboard	Metal or Vinyl Siding	Stucco	Wood Siding	Wood Shingles	Synth. Plaster (EIFS)
400	115.00	115.00	117.00	116.00	118.00	121.00
500	109.00	110.00	111.00	110.00	112.00	115.00
600	105.00	105.00	107.00	105.00	107.00	110.00
700	101.00	101.00	103.00	102.00	103.00	106.00
800	98.00	98.50	100.00	98.50	100.00	103.00
900	95.50	95.50	97.00	96.00	97.50	100.00
1000	93.50	93.50	94.50	93.50	95.00	97.50
1100	91.50	91.50	92.50	91.50	93.00	95.00
1200	89.50	89.50	91.00	90.00	91.00	93.00
1300	88.00	88.00	89.00	88.00	89.50	91.50
1400	86.50	86.50	87.50	86.50	88.00	89.50
1600	84.00	84.00	85.00	84.00	85.00	87.00
1800	81.50	81.50	82.50	82.00	83.00	84.50
2000	79.50	79.50	80.50	80.00	81.00	82.50
2200	78.00	78.00	79.00	78.00	79.00	80.50
2400	76.50	76.50	77.00	76.50	77.50	79.00
2600	75.00	75.00	76.00	75.00	76.00	77.50
2800	73.50	73.50	74.50	74.00	74.50	76.00
3000	72.50	72.50	73.50	72.50	73.50	74.50

STATISTICS SOFTWARE

- NCSS
- SPSS



BARRIERS TO CLUSTERING, SHARING AND TECHNOLOGY

- Willingness/Control
- Politicians
- Confusion – Lack of Understanding
- Attorneys
- Complexity of Agreements
- Lets go old school – full measure and list



HOW TOWNS CAN SHARE ASSESSMENT SERVICES AND TECHNOLOGIES ?