

REPORT WRITER ENGINE 46.02.11 RELEASE NOTES

The following bug fixes have been applied as a part of the Report Writer Engine version 46.02.11 release.

ENHANCEMENTS

Excel

Scope

Now users can import their scope of work attributes from the Job Manager.

Scope, Appraisal Methods

Problem and Intention		Hide
The problem to be solved is	to estimate the current "As Is" market value for financing purposes	▼
The intended use of the appraisal is	mortgage financing	▼
The intended user(s) of the appraisal is/are the	client	▼
Intended users	Bank and Trust	

Report Type		Hide
Report Type	appraisal	▼
Report Format	Based on the intended users understanding of the subject's physical, economic and legal characteristics, and the intended use of this appraisal, an appraisal report format was used.	
USPAP Report Type Description	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.	

Excel

Assessment

New Tax Rate fields and Display table.

Navigate

Tax Rate Summary

Tax Rates Summary		
Rate Category	Rate	Notes
City Rate	0.000000	
County Rate	0.826180	
School District Rate	0.000000	
Water District Rate	0.000000	
Fire District Rate	0.000000	
Other Rate	0.000000	
Tax Rate	0.826180	

N1TaxRatesSummaryTable

Excel

Assessment

Base Taxes and Special Assessments now sum into Taxes when the calculation button is clicked.

Tax Rate Code	474D	474A	
City Rate			
County Rate	0.826180	0.826180	
School District Rate			
Water District Rate			
Fire District Rate			
Other Rate			
Tax Rate	0.826180	0.826180	Sum Tax Rates
Tax Rate Per	\$10	\$10	
Base Taxes	\$120,598	\$16,649	Calculate Base Taxes
Special Assessments	\$2,182		
Taxes	\$122,779.99	\$16,649.18	Calculate Taxes

Excel

Grids

New automatic distance sentence that returns the max mileage away from the subject.

Land Grid Map Legend

Land Sales Map Legend			
Legend	Address	City	Distance
<i>Subject</i>	3440 N Brighton Blvd	Denver	
<i>Comp 1</i>	4151 Jason St	Denver	1.1357 miles
<i>Comp 2</i>	1728 W 39Th Ave	Denver	1.4949 miles
<i>Comp 3</i>	3957 Navajo St	Denver	1.3654 miles
<i>Comp 4</i>	2099 Chestnut Pl	Denver	1.3135 miles
<i>Comp 5</i>	3753 N Franklin St	Denver	.5431 miles

[N1LandGridMapLegend](#)

Max Distance

All comparables are within 2 miles of the subject.

Word **New Template**
 New Appraisal Review word template.

EXTRAORDINARY / SPECIAL ASSUMPTIONS / HYPOTHETICAL CONDITIONS:

Extraordinary Assumptions

There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions

There are no hypothetical conditions for this appraisal.

CHECKLIST

Property Description	Yes	No	N/A
1. Three-year ownership history reported and analyzed:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Area / Neighborhood analysis is adequate (considering scope of assignment):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Site description is adequate:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Improvement description is adequate:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is Property in a Flood Zone? If yes, describe in comments below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Deed restrictions, covenants, or conditions? If yes, describe in comments below	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Improvement conformance with zoning is considered:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Number of buildings on site (existing and/or proposed): 3 Existing			
9. What is the zoning? R-4 Multifamily Residence District			

PROPERTY DESCRIPTION COMMENTS

<Insert Comments here>

BUG FIXES

Excel **Lease Grid**
 Corrected issue when grid was switched to MF configuration and the new Totals and Averages rows were not unhidden.

- Excel** **Cap & Multipliers**
Corrected issue where Expense chart was double counting sub expense categories. Those have been removed.
- Engine** **Distance Calcs**
Corrected an issue where distance was failing to calculate when comps were first added.
- Engine** **Arrange Comps**
Corrected an issue where an error would occur if a comp was not selected for removal before clicking "Remove".

WHAT'S NEXT?

LightBox is working on some great new features to increase your efficiency and quality of your reports.

- ESRI: Support for importing ESRI demographics

INTRODUCING LIGHTBOX VALUATION:

LightBox Valuation is a revolutionary end-to-end workflow solution that helps valuation professionals win more engagements, research property & market data, and write high-quality appraisal reports. This product integrates core elements of many standalone LightBox applications (e.g. LandVision, RIMS Central, Narrative1, PARCEL, etc.) to create a single seamless experience, which is unrivaled in the market.

Contact valuation@lightboxre.com to request a demo of LightBox Valuation.