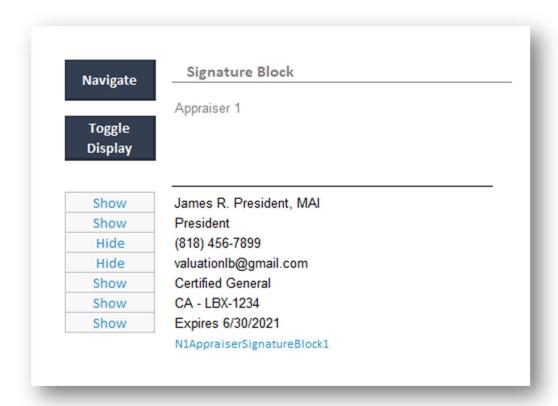# REPORT WRITER ENGINE 46.02.4 RELEASE NOTES

The following feature enhancements and bug fixes have been applied as a part of the Narrative1/Report Writer Engine version 46.02.4 release.

NEW FEATURES AND ENHANCEMENTS

Excel

File Info

We've added Phone Number and E-mail fields to each appraiser section, as well as rows for the signature block table that can be hidden/unhidden based on preference.

Excel

Scope

We've applied small wording changes to the Scope display tables to better represent the highest standard of commercial appraisal reports.
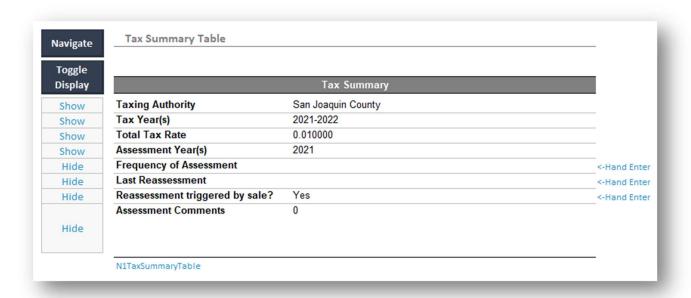
Excel

Assessment, Site, Improvements, Zoning

We've added a new function to the template that will only concatenate unique items in an array. You can change the choices for Database fields by clicking on the "Database Column" button at the bottom of the respective data entry tables in the Assessment, Site and Improvements worksheets.

Assessment

Choose Number of Parcels			3			

Assessment and Taxes Data Entry Table

	Database Record (Optional	DB Method	Totals	Parcel 1	Parcel 2	Parcel 3
Taxing Authority/Jurisdiction	San Joaquin County	Unique Values	San Joaquin	San Joaquin County	San Joaquin	San Joaquin
Assessment Year(s)	2021	Unique Values	2021	2021	2021	2021
Tax ID	224-050-070-000, 224-	Unique Values	224-050-070-000,	224-050-070-000	224-050-080-	224-050-090-000
Land	$3,618,483	Sum	$3,618,483	$868,483	$1,250,000	$1,500,000
Improvements	$123,302	Sum	$123,302	$123,302		
Other	$0	Sum	$0			
Total Assessment	$3,741,785	Sum	$3,741,785	$991,785	$1,250,000	$1,500,000
Per SF GBA		Sum	$2,389.39	$633.32	$0.00	$0.00
Per Acre			$748,357	$198,357	$0	$0
Tax Year(s)	2021-2022	Unique Values	2021-2022	2021-2022	2021-2022	2021-2022
Tax Rate Code	2-000	Unique Values	2-000	2-000	2-000	2-000
City Rate						
County Rate						
Other Rate						
Tax Rate	0.010000	Parcel 1	0.010000	0.010000	0.010000	0.010000
Tax Rate Per	$0	Parcel 1	$0			
Special Assessments	$4,837	Sum	$4,837	$1,344	$1,591	$1,902
Taxes	$42,255	Sum	$42,254.82	$11,261.74	$14,091.42	$16,901.66
Taxes/SF GBA	$7.19	Sum	$7.19	$7.19	$0.00	$0.00
Taxes/SF RA	$0.00	Sum	$0.00	$0.00	$0.00	$0.00
Taxes/Unit	$0	Sum	$0	$0	$0	$0
Taxes/Land SF	$0.05	Sum	$0.05	$0.05	$0.00	$0.00
Taxes/Acre	$2,252	Sum	$2,252	$2,252	$0	$0
Taxes/Land Unit	$0	Sum	$0	$0	$0	$0
Market Value	$0	Sum	$0			
Equalization Ratio	0.00%	Parcel 1	0.00%			
Implied Value	$0	Sum	$0	$0	$0	$0

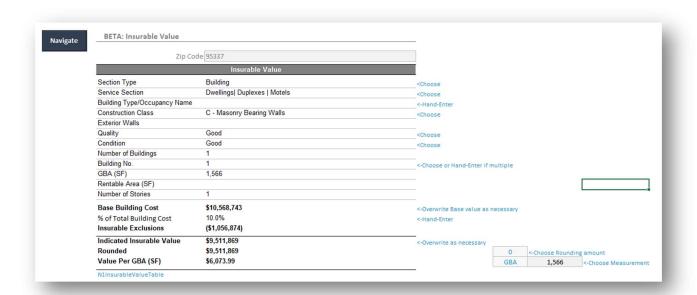**Hide Database Column**

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Excel

Assessment

We've added a new Tax Summary table for an overview of the jurisdiction's Tax and Assessment attributes.

Excel

Cost

BETA: We've added a new Insurable Value table to the Cost worksheet.

*LightBox loves feedback! Let us know what you think of the new Insurable Value Table – valuationsupport@lightboxre.com

Excel

Data Tables

Per feedback from reviewers, we've added light grey borders to data tables to make them easier to read.

For more information regarding the Valuation Excel Model and Engine functionality, please see our documentation.

BUG FIXES

Excel **Assessment**
We've corrected an issue where Assessment per SF calculations were incorrect for Parcels 11-20.

Word **Auto-Text**
We've corrected an issue where autotext entries were out of order when a tag was selected.

Word **Auto-Text**
We've corrected an issue where auto-text forms would open but would not behave as expected.

WHAT'S NEXT?

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

- o Analysis Grids: Auto-generated insert comparables when assigned to a job

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.

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