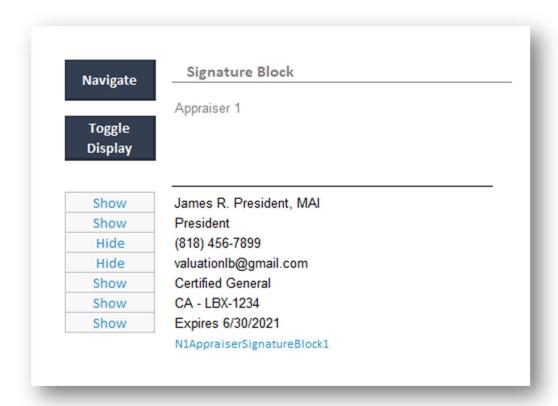
REPORT WRITER ENGINE 46.02.4 RELEASE NOTES

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.

Navigate	Scope Display Tables
Toggle Display	Use these display tables to optimize the merge in the word template
	Scope Summary - Definition of the Problem
Show	Problem
	To estimate the current "As Is" market value for financing purposes
Show	Intended Use
	Portfolio management
Show	Intended User(s)
	Bank and Trust
Show	Appraisal Report
	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.
	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.
	N1ScopeDisplayTable

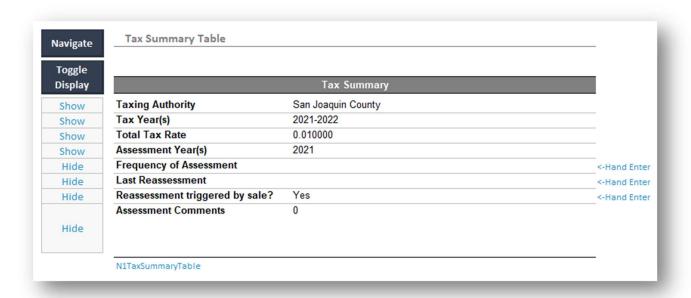
Excel Assessment, Site, Improvements, Zoning

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.

Choose Number of Parcels				3			
sessment 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-	224-050-090-00	
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	

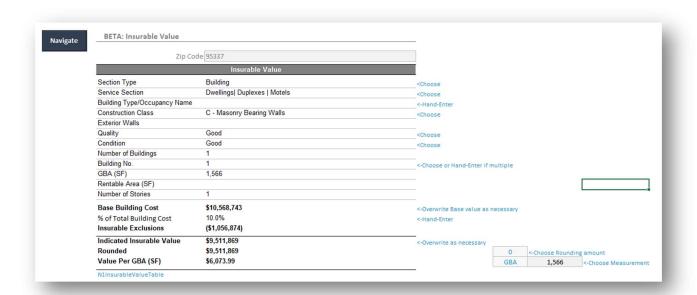
Excel Assessment

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.

Use the Dropdown choices to	dynamically populate Subject Data from N1DB Range Names				
ggle Display	Subject Summary				
Show Property Name	Vintage II				
Show Property Major Type	Land				
Show Address	1247 Veteran St				
Show	Manteca				
Show County	San Joaquin				
Show	CA				
Show	95337				
Show Tax ID	224-050-070-000, 224-050-080-000, 224-050-090-000				
Show Legal Description	REDRAWN JAN-03-2002 FROM ORIGINAL APN 243-200-26				
Show Owner	SUISUN CITY FAT INC				
Show Land SF	217,800				
Show Acres	5.00				
Show Zoning	CMU				
Show GBA	1,566				
Show Rentable Area					
Show Quality	Good				
Show	Good				
Show No. of Units					
Show No. of Buildings	1				
Show No. of Stories	1				
Show Year Built	1976				
Show Renovations					

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.

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 <u>valuation@lightboxre.com</u> to request a demo of LightBox Valuation.