

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.

Navigate

Toggle Display

Signature Block

Appraiser 1

Show	James R. President, MAI
Show	President
Hide	(818) 456-7899
Hide	valuationlb@gmail.com
Show	Certified General
Show	CA - LBX-1234
Show	Expires 6/30/2021

[N1AppraiserSignatureBlock1](#)

Excel

Scope

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

Navigate

Toggle Display

Show

Show

Show

Show

Scope Display Tables

Use these display tables to optimize the merge in the word template

Scope Summary - Definition of the Problem
Problem To estimate the current "As Is" market value for financing purposes
Intended Use Portfolio management
Intended User(s) Bank and Trust
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.

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

Excel

Assessment

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

Tax Summary Table	
Tax Summary	
Taxing Authority	San Joaquin County
Tax Year(s)	2021-2022
Total Tax Rate	0.010000
Assessment Year(s)	2021
Frequency of Assessment	<-Hand Enter
Last Reassessment	<-Hand Enter
Reassessment triggered by sale?	Yes <-Hand Enter
Assessment Comments	0

N1TaxSummaryTable

Excel

Cost

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

BETA: Insurable Value	
Insurable Value	
Section Type	Building <Choose
Service Section	Dwellings Duplexes Motels <Choose
Building Type/Occupancy Name	<-Hand-Enter
Construction Class	C - Masonry Bearing Walls <Choose
Exterior Walls	
Quality	Good <Choose
Condition	Good <Choose
Number of Buildings	1
Building No.	1 <-Choose or Hand-Enter if multiple
GBA (SF)	1,566
Rentable Area (SF)	
Number of Stories	1
Base Building Cost	\$10,568,743 <-Overwrite Base value as necessary
% of Total Building Cost	10.0% <-Hand-Enter
Insurable Exclusions	(\$1,056,874)
Indicated Insurable Value	\$9,511,869 <-Overwrite as necessary
Rounded	\$9,511,869
Value Per GBA (SF)	\$6,073.99

0	<-Choose Rounding amount
GBA	1,566 <-Choose Measurement

N1InsurableValueTable

*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.

Navigate

Subject Summary and Salient Facts

Use the Dropdown choices to dynamically populate Subject Data from N1DB Range Names

Subject Summary	
Property Name	Vintage II
Property Major Type	Land
Address	1247 Veteran St
City	Manteca
County	San Joaquin
State	CA
Zip	95337
Tax ID	224-050-070-000, 224-050-080-000, 224-050-090-000
Legal Description	REDRAWN JAN-03-2002 FROM ORIGINAL APN 243-200-26
Owner	SUISUN CITY FAT INC
Land SF	217,800
Acres	5.00
Zoning	CMU
GBA	1,566
Rentable Area	
Quality	Good
Condition	Good
No. of Units	
No. of Buildings	1
No. of Stories	1
Year Built	1976
Renovations	

[N1SubjectSummaryTable](#)

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