

# REPORT WRITER ENGINE 46.02.8 RELEASE NOTES

The following bug fixes have been applied as a part of the Report Writer Engine version 46.02.8 release.

## ENHANCEMENTS

### Excel

#### File Info

Added a "Role" dropdown to each Appraiser section in File Info. The selection will automatically fill in to the Property Inspection and Report Assistance table.

Appraiser Role	Appraiser
Appraiser Inspection	has
Appraiser Inspection Date	7/26/2022

### Excel

#### Income/Expense Summary

Added two new Projection sections. Project all income and expense categories increasing or decreasing by a percentage.

**Income & Expense Summary**

Clear Appraisal Column Links      Appraisal Column Source: Capitalization and Multipliers      Projection 1 Column Source: Appraisal

Increase Appraisal by: 25.00%

Hand Enter

Income Summary									
Unit/Space Type	Appraisal			Budget			Projection 1		
	Amount	\$/SF	\$/Unit	Amount	\$/SF	\$/Unit	Amount	\$/SF	\$/Unit
1BR/1BA A10a - East	\$140,688	\$26.05	\$11,724	\$0	\$0.00	\$0	\$175,860	\$32.57	\$14,655
1BR/1BA A10b - East	\$188,064	\$24.11	\$15,672	\$0	\$0.00	\$0	\$235,080	\$30.14	\$19,590
Studio E10a - East	\$113,988	\$27.63	\$10,363	\$0	\$0.00	\$0	\$142,485	\$34.54	\$12,953
Studio E10b - East	\$125,004	\$28.41	\$11,364	\$0	\$0.00	\$0	\$156,255	\$35.51	\$14,205
Studio E10a - West	\$108,372	\$20.96	\$9,852	\$0	\$0.00	\$0	\$135,465	\$26.20	\$12,315
1BR/1BA A10a - West	\$140,448	\$21.67	\$11,704	\$0	\$0.00	\$0	\$175,560	\$27.09	\$14,630
1BR/1BA A10b - West	\$160,848	\$24.82	\$13,404	\$0	\$0.00	\$0	\$201,060	\$31.03	\$16,755
2BR/1BA B10a - West	\$209,748	\$21.19	\$19,068	\$0	\$0.00	\$0	\$262,185	\$26.48	\$23,835
<b>Total Rental Income</b>	<b>\$1,187,160</b>	<b>\$23.86</b>	<b>\$12,904</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$1,483,950</b>	<b>\$29.83</b>	<b>\$16,130</b>
<b>Potential Gross Income</b>	<b>\$1,187,160</b>	<b>\$23.86</b>	<b>\$12,904</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$1,483,950</b>	<b>\$29.83</b>	<b>\$16,130</b>
- Vacancy & Collection Loss	\$208,179	\$4.18	\$2,263	\$0	\$0.00	\$0	\$260,224	\$5.23	\$2,829
<b>Effective Gross Income</b>	<b>\$978,981</b>	<b>\$19.68</b>	<b>\$10,641</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$1,223,726</b>	<b>\$24.60</b>	<b>\$13,301</b>

Notes: \$/SF and/or \$/Unit are based on totals for each space type.

[N1IncomeHistory](#)

**Word**      **Glossary**  
Updated USPAP dates in Glossary to 2020-2022.

## BUG FIXES

**Excel**      **Improvements**  
Corrected issue where Number of Escalators and Number of Elevators did not allow zeros.

**Excel**      **Improvements**  
Added DB range names so that property type GBA and RA fields could be imported when there is only a summary Improvement record and not individual building records.

## WHAT'S NEXT?

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

- Scope: Import scope of work from the Job Manager's details
- 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](mailto:valuation@lightboxre.com) to request a demo of LightBox Valuation.