

VALUATION – MARCH 2024 RELEASE NOTES

The following enhancements have been included in the release.

NEW FEATURES AND ENHANCEMENTS

Jobs Optimized RIMSCentral Query

We've optimized the performance of the dashboards for those subscribers that are linked to RIMSCentral.

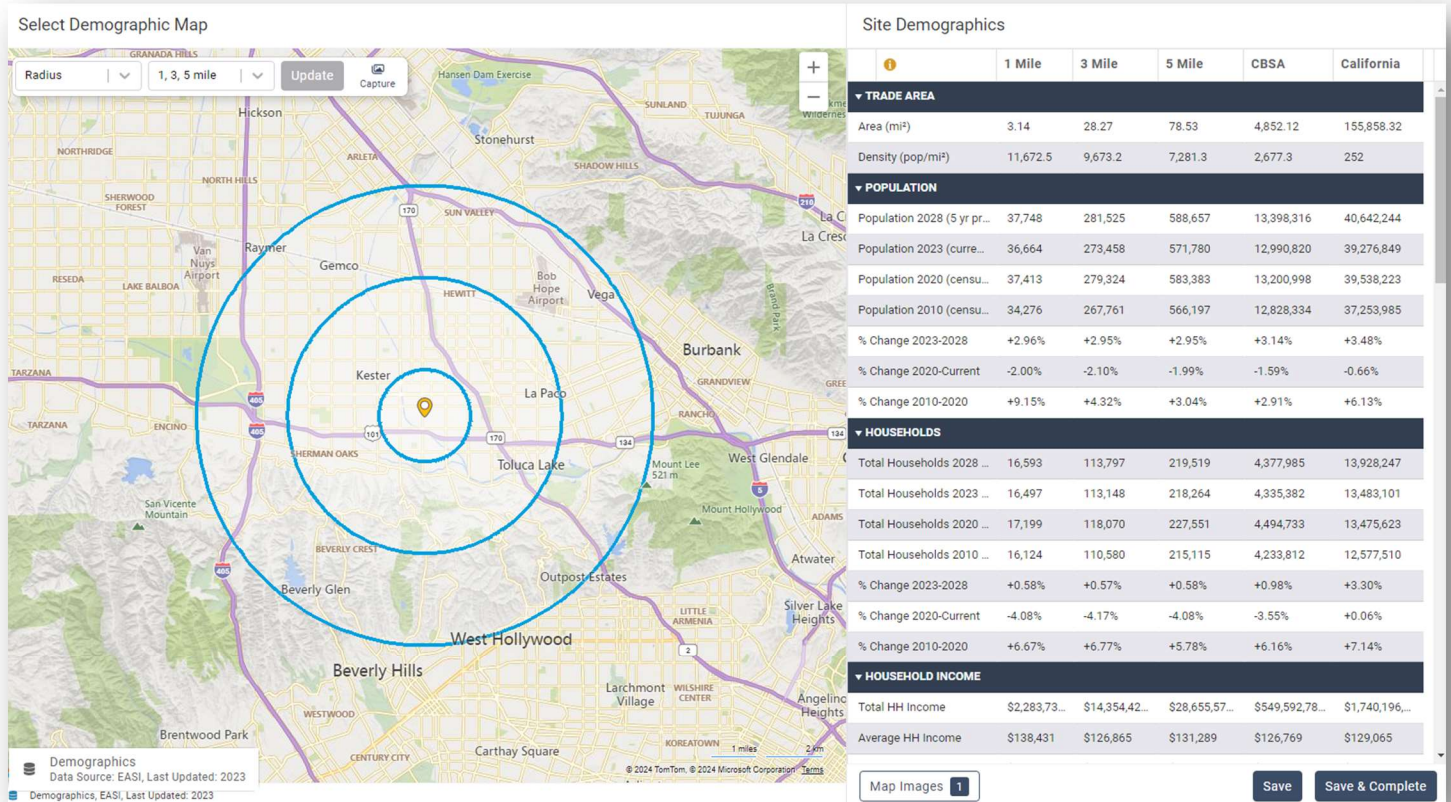
Research App picker

We've added an app picker to the Research application. Now only applications that a subscriber has access to will display from a bento box menu.

Project Name	Job Number	Status	Project Owner	Property Type	Address	City	State	Due Date ↓	Created Date	LightBox Job ID
LBX-02162024	LBX-02162024	Open		Residential	5014 Whitsett Ave	Los Angeles	CA	3/1/2024	2/16/2024	2f0f9abf-ccfe-11ee-b1a4-0e905169fe21
LBX-01302024	LBX-01302024	In Progress	jalford	Residential	5014 Whitsett Ave	Los Angeles	CA	2/13/2024	2/9/2024	75fe746e-bfb1-11ee-b1a4-0e905169fe21
LBX-10262023	LBX-10262023	In Progress	jalford	Residential	3411 Andrews Ave	Grand Island	NE	11/9/2023	10/27/2023	af7f5c42-745d-11ee-8825-0ae7ff87f4e1
LBX-10192023	LBX-10192023	In Progress	jalford	Residential	5014 Whitsett Ave	Los Angeles	CA	11/2/2023	10/19/2023	8c79e04c-6eb8-11ee-8825-0ae7ff87f4e1
LBX-09292023	LBX-09292023	In Progress	jalford	Industrial	5600 New Margaret Dr	Terre Haute	IN	10/13/2023	9/29/2023	fd30c3ec-5f12-11ee-8825-0ae7ff87f4e1
LBX-09252023	LBX-09252023	In Progress	jalford	Multi-Family	15992 W Colonial Dr	Oakland	FL	10/9/2023	9/25/2023	97c3fbf0-5bc1-11ee-8825-0ae7ff87f4e1
LBX-08302023	LBX-08302023	In Progress	jalford	Residential	3932 Pacific Coast Hwy	Ventura	CA	9/13/2023	8/30/2023	c41edf14-477f-11ee-8825-0ae7ff87f4e1
LBX-08162023	LBX-08162023	In Progress	jalford	Residential	5014 Whitsett Ave	Los Angeles	CA	8/30/2023	8/16/2023	bf1ac2e7-3c71-11ee-8825-0ae7ff87f4e1
LBX-06212023	LBX-06212023	In Progress	jalford	Multi-Family	515 N Alfred St	West Hollywood	CA	7/5/2023	6/21/2023	bf5fe51f-1042-11ee-8825-0ae7ff87f4e1
LBX-05032023	LBX-05032023	In Progress	jalford	Multi-Family	400 Carson Rd N	Birmingham	AL	5/17/2023	5/3/2023	027b3664-e9f1-11ee-8825-0ae7ff87f4e1
LBX-04032023	LBX-04032023	In Progress	jalford	Office	2201 W 1st St	Ankeny	IA	4/17/2023	4/3/2023	c9408a83-d242-11ee-8825-0ae7ff87f4e1
LBX-020720230	LBX-020720230	In Progress	jalford	Multi-Family	8345 Rosewood Ave	West Hollywood	CA	2/21/2023	2/7/2023	5effee25-a701-11ee-8825-0ae7ff87f4e1
1 Homestead Mhp Vlg	22-390141.1	In Progress	jalford	Multi-Family	1 Homestead Mhp Vlg	Fletcher	NC	2/15/2023	2/14/2023	38da9422-ead-4028-bdf1-7b510bdd09f1
185 Bradley Branch Rd	22-390141.6	In Progress	jalford	Multi-Family	185 Bradley Branch Rd	Arden	NC	2/15/2023	2/14/2023	dafbc5f2-0233-425e-abad-1d7c2e4445320
56 River Oak Cir	22-390141.3	In Progress	jalford	Multi-Family	56 River Oak Cir	Mills River	NC	2/15/2023	2/14/2023	af28b758-3236-4954-9f25-93e8b3b6a181
15 Dryan Mountain Rd	22-390141.2	In Progress	jalford	Multi-Family	15 Dryan Mountain Rd	Asheville	NC	2/15/2023	2/14/2023	accf9765-a3b6-4b11-b61d-54f559ff4754
63 Bingham Rd	22-390141.4	In Progress	jalford	Multi-Family	63 Bingham Rd	Asheville	NC	2/15/2023	2/14/2023	f6656fb6-3a76-47e2-9b82-04f425ecd266
Brian's Magical Administration	JOB-98823a2e02a9...	Open		Office	5201 California Ave	Irvine	CA	12/25/2022	12/5/2023	3704a26a-0cd8-d118-ca7751fc5099e90d
API Job - 964		Open		Industrial	1234 Easy Street	Cupertino	CA	8/3/2021	2/9/2024	null

Research Updated Demographics

We've updated the demographics projections in Research to 2023 and 2028.



Report Writer Standardized dropdowns in Site and Improvements

We've added standard dropdowns to existing fields in Site and Improvements. Want to add something that's not in the pre-defined list? No problem, type in a unique value that suits the property. These standardized dropdowns can also be applied to custom pages, making data entry, a snap.

The screenshot shows a form titled "Site Characteristics" with a "Hide" button in the top right corner. The form contains several fields, each with a dropdown menu:

Field Name	Selected Value
Access	Average
View	Average
Visibility	Average
Shape	Irregular
Topography	Moderately Level
Corner	Corner, no signal
Utilities	All Utilities Available

The "Utilities" dropdown menu is expanded, showing a search bar with a magnifying glass icon and the text "Please Select/Enter a value". The list of options includes:

- All Utilities Available (highlighted in blue)
- Utilities Unavailable
- Some Utilities Available
- Other
- Unknown

Report Writer New fields in the Site page

We've added standard fields in the Site page for Unusable and Surplus land measurements as well as calculating the number of parcels when sub parcels are added.

Land Size Hide

Land Use	<input type="text"/>
Acres	0.29681
Land SF	12,929.00
Usable Acres	<input type="text"/>
Usable Land SF	<input type="text"/>
Unusable Acres	0.02296
Unusable Land SF	1,000.00
Excess Acres	<input type="text"/>
Excess Land SF	<input type="text"/>
Surplus Acres	0.00230
Surplus Land SF	100.00
Easement Acres	<input type="text"/>

Sub Parcel Inventory Hide

Identification	SF	Acres	Notes	Delete
1	4,583.00	0.10521	<input type="text"/>	<input type="checkbox"/>
2	8,346.00	0.19160	<input type="text"/>	<input type="checkbox"/>
Total	12,929.00	0.29681		

No. of Parcels
2

Add new + Delete Selected X

Comments Hide

Report Writer Enhanced Demographics Analysis

Report Writer subscribers have an enhanced demographics output with automated analysis sentences and a key points summary table.

Navigate

Import Demographics from .csv

Toggle Display

Demographics Import from Valuation - Research ?

- Extract the 'All Files' attachment from the Research Project download associated with this subject
- Click the Import button and browse to the 'Demographics.csv' file in the extracted file folder from Research
- Select Analysis Area (Neighborhood) -> 5 Mile five-mile radius

A five-mile radius has been determined to represent the subject's relevant demographics.

- Select Trade Areas to display -> Show Show Show Show

2010	
2020	
2023	<- Update to current year of Demographics data
2028	<- Update to projected year of Demographics data

Selected Demographics				CBSA
Category	1 Mile	3 Mile	5 Mile	0
Trade Area				
Area (sq miles)	3.14	28.27	78.53	4,852.12
Density (pop/sq mile)	11,672.50	9,673.20	7,281.30	2,677.30
Population				
Population 2010 (census)	34,276	267,761	566,197	12,828,334
Population 2020 (census)	37,413	279,324	583,383	13,200,998
Population 2023 (current)	36,664	273,458	571,780	12,990,820
Population 2028 (5 yr proj)	37,748	281,525	588,657	13,398,316
% Change 2020-Current	-2.0%	-2.1%	-2.0%	-1.6%
% Change 5 Yr Forecast	3.0%	3.0%	3.0%	3.1%
% Change 2010-2020	9.2%	4.3%	3.0%	2.9%

Source: www.easidemographics.com

`N1DemographicsDisplayTable`

Population within a five-mile radius has declined by -1.99% since 2010. The area's population is projected to increase between 2023 and 2028, reflecting 2.95% positive change in annual population.

`N1DemographicsPopulationSentence`

WHAT'S NEXT?

The LightBox team is working on some great new features.

- Report Writer – Enhancements to the General Page, determining duplicate property, etc.
- Report Writer – Bulk import property data via a web interface.
- Research – Custom Default Map Settings for Zoom and Layers by account and Map Exhibit.