

VALUATION – MAY/JUNE 2021 RELEASE NOTES

The following enhancements have been included in the release.

NEW FEATURES AND ENHANCEMENTS

Research

Base Map Layers - Topography

The Research team has added a new base map type; Topography. Visualize a Site with a topographic map to derive slope, etc.

The screenshot displays a software interface for a project titled "4 Armstrong Rd, Shelton, CT, 06484 • Office • LBX-03172021". The interface is divided into several sections:

- Project Menu (Left):** A vertical list of options including "Project Overview", "Define Site", "Sales", "Assessment", "Zoning", "Demographics", "Maps" (highlighted), "Review", and "Export".
- Map Toolbar (Top):** A horizontal row of icons for "Measure", "Draw", "Layers", "Legend", "Map Type", and "Capture".
- Map Type Selection (Center):** A dropdown menu is open, showing options: "Road", "Aerial", "Aerial with Labels", and "Topography" (which is selected and highlighted with a yellow box).
- Map (Center):** A topographic map showing a site boundary outlined in red. The map includes contour lines, a blue pond, and the text "ARMSTRONG RD".
- Site Data Panel (Right):** A panel containing the following information:
 - Lot Size (Square Feet): 389,245
 - Acreage: 8.94
 - Dimensions: (empty input field)
 - Primary Frontage Street Name: Armstrong Road
 - Primary Frontage (Feet): 663.2 (with a "Measure" button)
 - Secondary Frontage Street Name: Bridgeport Avenue
 - Secondary Frontage (Feet): 621.1 (with a "Measure" button)
- Map Images (Bottom Right):** A button labeled "Map Images 1" and two buttons labeled "Save" and "Save & Next".

Research Enhancements to Demographics

- Demographic Trade Areas now generate in the background after the site has been defined.
- The Demographics report now has collapsible categories.

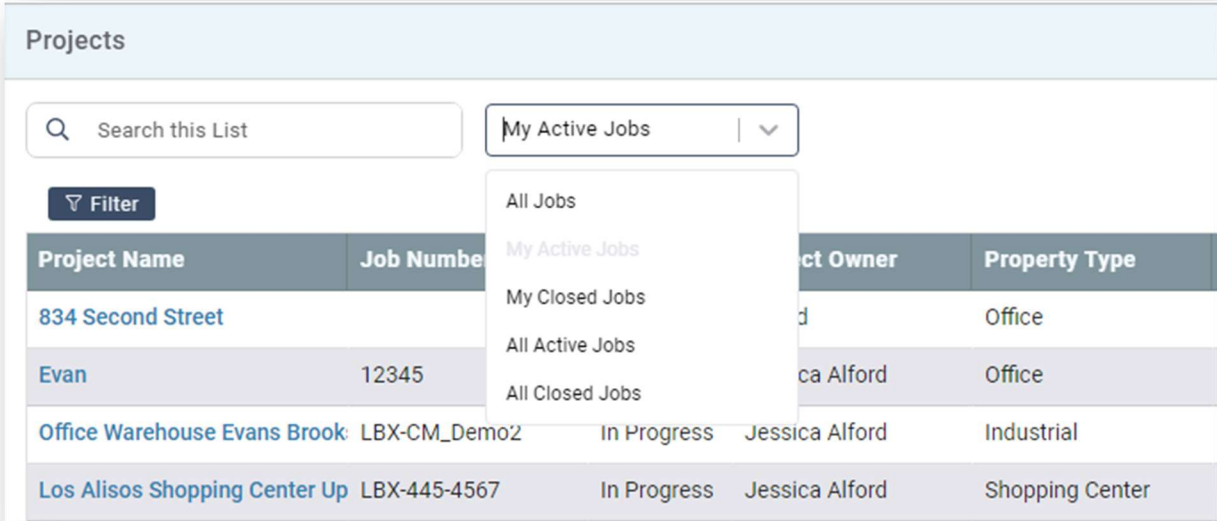
The screenshot displays a software interface for demographic analysis. On the left is a 'PROJECT MENU' with options like 'Define Site', 'Sales', 'Assessment', 'Zoning', 'Demographics', 'Maps', 'Review', and 'Export'. The main area is a map titled 'Select Demographic Map' showing concentric circles around a site location in Shelton, CT. The right side features a 'Site Demographics' table with columns for '1 Mile', '3 Mile', '5 Mile', 'CBSA', and 'Connecticut'. The table is organized into collapsible sections: TRADE AREA, POPULATION, HOUSEHOLDS, and HOUSING UNITS.

	1 Mile	3 Mile	5 Mile	CBSA	Connecticut
TRADE AREA					
Area (mi²)	3.14	28.27	78.53	624.89	4,842.36
Density (pop/mi²)	918.4	1,217	1,814.5	1,508.4	736.3
POPULATION					
Pop 2024 (proj)	2,934	34,962	144,594	958,695	3,597,287
Pop 2019 (current)	2,885	34,403	142,490	942,596	3,565,291
Pop 2010 (census)	2,768	33,532	140,025	916,829	3,574,097
Pop 2000 (census)	2,489	32,144	134,683	882,632	3,405,575
% Change (19-24)	+1.70%	+1.62%	+1.48%	+1.71%	+0.90%
% Change (10-19)	+4.21%	+2.60%	+1.76%	+2.81%	-0.25%
% Change (00-10)	+11.20%	+4.32%	+3.97%	+3.87%	+4.95%
HOUSEHOLDS					
Total HH 2024	1,265	13,807	56,138	353,333	1,401,514
Total HH 2019	1,243	13,573	55,261	347,155	1,384,137
Total HH 2010	1,183	13,126	53,905	335,545	1,371,087
Total HH 2000	1,015	12,367	51,361	324,257	1,301,684
% Change (19-24)	+1.79%	+1.72%	+1.59%	+1.76%	+1.26%
% Change (10-19)	+5.03%	+3.41%	+2.52%	+3.46%	+0.95%
% Change (00-10)	+16.61%	+6.14%	+4.95%	+3.48%	+5.33%
HOUSING UNITS					
Total Units	1,380	14,314	58,370	376,147	1,527,864
% Owner Occupied	68.11%	82.50%	72.96%	60.50%	58.83%
% Renter Occupied	21.98%	12.33%	21.71%	31.79%	31.77%

Research Projects Table Enhancements

The Research team has added more "Quick Filters" to the Projects table. New quick filters are: My Closed Jobs, My Active Jobs, All Active Jobs, All Closed Jobs.

Column widths can now be adjusted in the Projects table to accommodate text length.



Report Writer Zoning

Zoning allows for multiple zones when the property has split zoning districts or when there is an overlay. A summary record will concatenate the data.

Zoning Summary	Zoning Record 1	Zoning Record 2
Zoning Authority City - Mission Viejo, CA	City - Mission Viejo, CA	City - Mission Viejo, CA
Zoning District Commercial, Planned Unit Development	Commercial	Planned Unit Development
Zoning CN, PUD	CN	PUD
Zoning Type Commercial Neighborhood, Planned Unit Developm	Commercial Neighborhood	Planned Unit Development
Zoned Density .75, N/A	.75	N/A
Zoning Summary This zone is intended to provide for small-scale business activities which generally offer retailing or service-oriented uses serving the needs of neighborhood residents, while remaining compatible with adjoining residential	This zone is intended to provide for small-scale business activities which generally offer retailing or service-oriented uses serving the needs of neighborhood residents, while remaining compatible with adjoining	N/A
Permitted Uses Any use designated as "permitted" by the following list shall comply with the provisions of this code. Any permitted use which will occupy an existing structure (with no structural enlargement) shall comply with the standards	Any use designated as "permitted" by the following list shall comply with the provisions of this code. Any permitted use which will occupy an existing structure (with no structural enlargement) shall comply with the	Permitted Uses
Maximum Site Coverage 50 percent	50 percent	Maximum Site Coverage
Minimum Lot Area 10000 sq ft	10000 sq ft	Minimum Lot Area
Front Set Back Distance 20 ft	20 ft	Front Set Back Distance
Side Yard Distance Side Setback 15 ft, Side Setback -Street Side 20 ft	Side Setback 15 ft, Side Setback -Street Side 20 ft	Side Yard Distance
Back Yard Distance 25 ft	25 ft	Back Yard Distance
Max Building Height 35 feet or three stories, whichever is less, unless modified by the commission	35 feet or three stories, whichever is less, unless modified by the commission	Max Building Height
Zoning Parking Requirement N/A	N/A	Zoning Parking Requirement
Ordinance Document https://library.municode.com/ca/mission_vj	https://library.municode.com/ca/mission_viejo/codes/code_of_ordinances?nodeid=MUCO_TIT9LAUSZOSURE_CH9.11COOFZO	Ordinance Document

Report Writer Job Manager: Comps Used

Comp IDs can now be stored with the Job record in Report Writer's Job Manager.

Comps Used		Hide	
Tax Comps	<input type="text"/>	View/Edit Comps	Copy Comp IDs
Land Analysis	<input type="text" value="33,34,35,36"/>	View/Edit Comps	Copy Comp IDs
Improved Sales	<input type="text" value="100,102,398"/>	View/Edit Comps	Copy Comp IDs
Lease Analysis	<input type="text"/>	View/Edit Comps	Copy Comp IDs
Expense Analysis	<input type="text"/>	View/Edit Comps	Copy Comp IDs
Custom	<input type="text"/>	View/Edit Comps	Copy Comp IDs

WHAT'S NEXT?

The LightBox team is working on some great new features.

- Research –Subject Improvements/Building data
- Research – Enhanced Comp Search and export to Report Writer
- Report Writer – Duplicate Properties resolution upon Job Import