VALUATION – JULY 2021 RELEASE NOTES

The following enhancements have been included in the release.

NEW FEATURES AND ENHANCEMENTS

### Research   No Parcels Workflow

As there are some jurisdictions that do not have parcel boundaries available, site definition now allows users to draw their own parcel boundaries when necessary. When this happens, we strongly suggest allowing the LightBox Research team to verify the Assessment and Zoning data, although this may add time to the Research process.
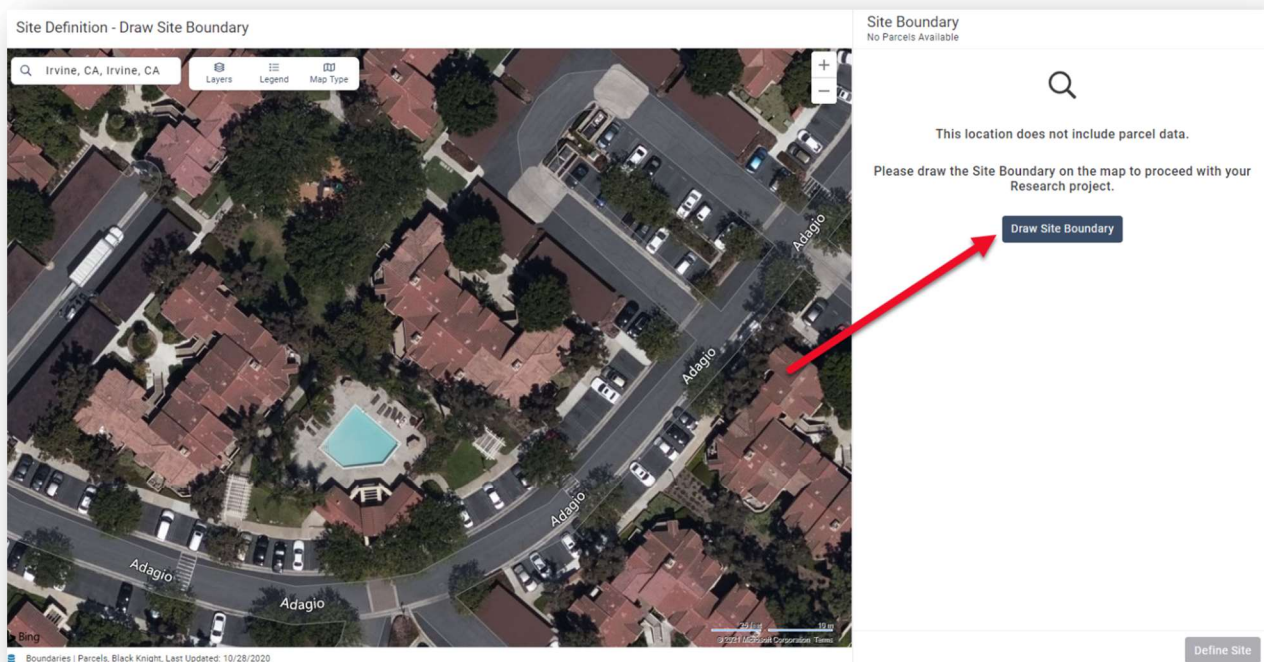
Research   Improvements Tab

The Research team has created a new "Improvements" Project checklist item. Users can view building footprints and view/edit data attributes. Users can also "draw" their own Building footprints when necessary and associate the footprint to a Building Record.
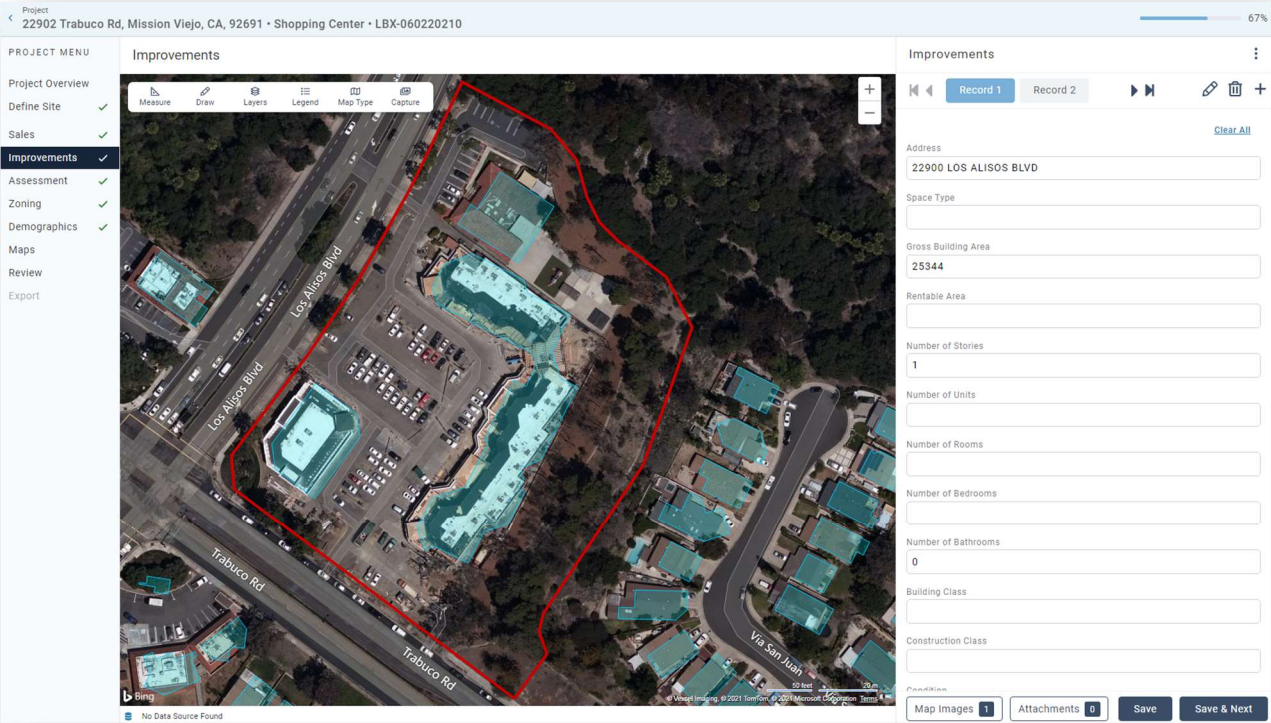
Research   Property Search – Comp Search and Export to Report Writer

The Research team has provided an enhanced Search for selecting comps in Properties Search. Search for your subject property and click the "Comps" command in the Summary panel. Use the targeted filter form to assist in refining your search. Create a list and export straight into Report Writer where you can enhance and verify the comp.
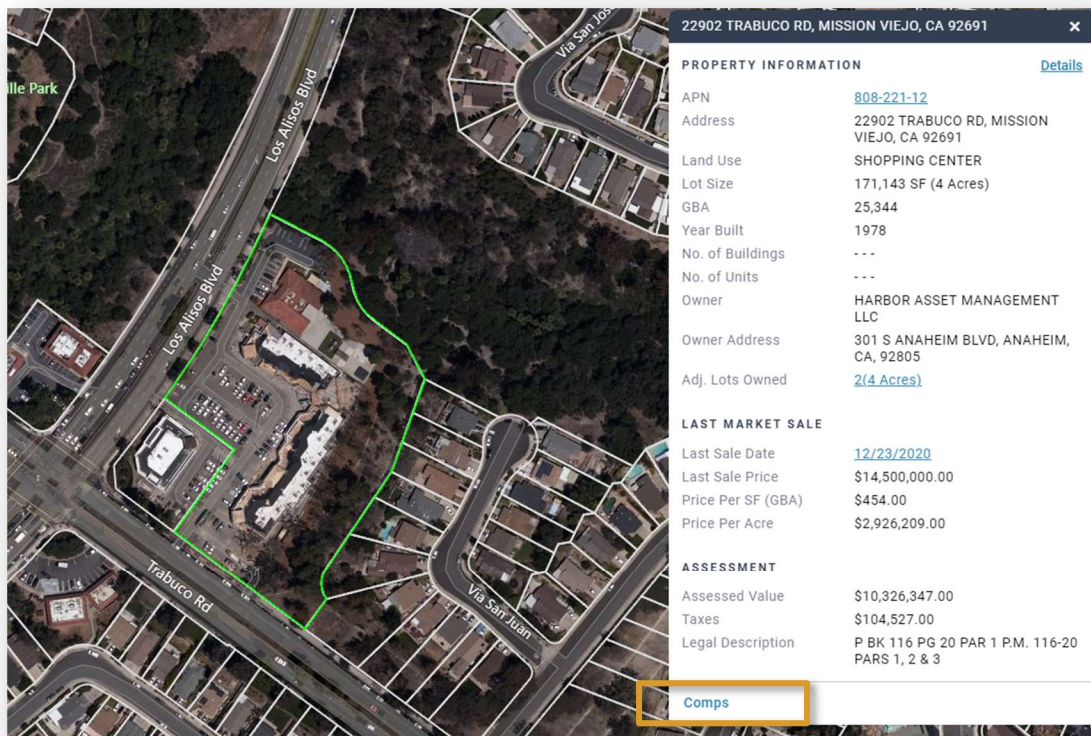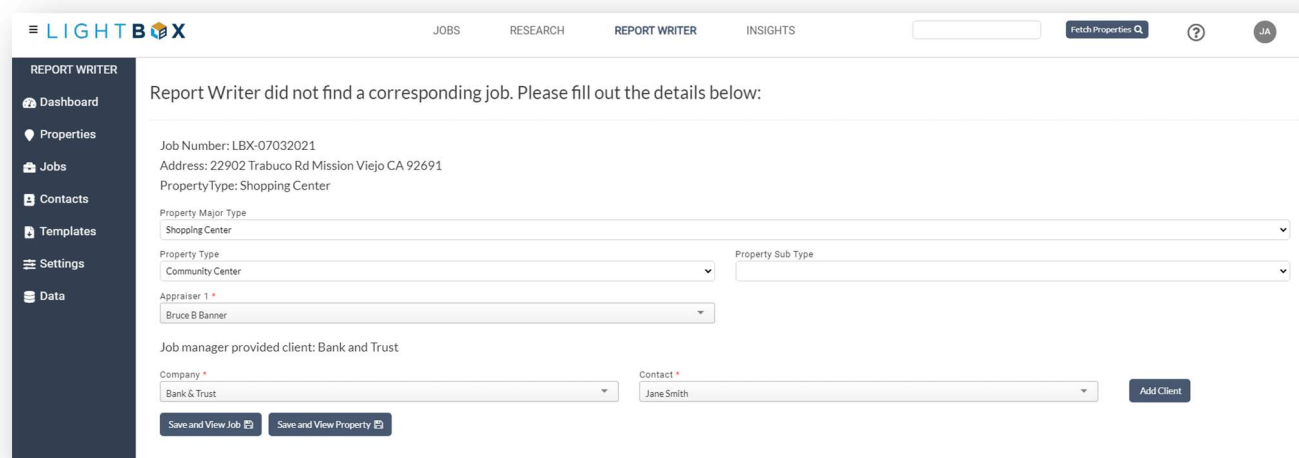
Report Writer   Job Integration: Provide different destinations in Report Writer after job is initialized.

Users now have the choice to continue editing a job or to view the property record after adding the initial job information.
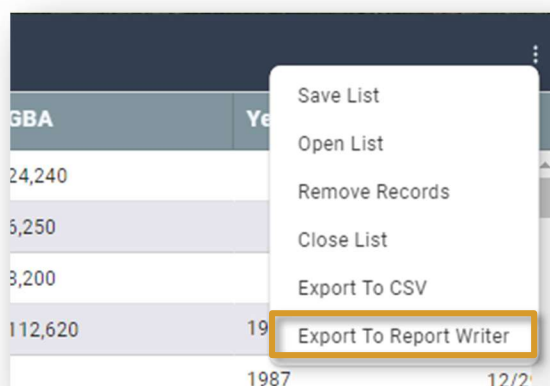

Report Writer   Import Sale Comps from Research

The Report Writer team has enabled the import of comps from the Research – Properties search. Import up to 100 comps at a time to enhance your property database.

Report Writer   Subject Export: Lease Data Export

The Report Writer team has added the ability to export Subject Rent Roll data for Commercial and Multi-Family Lease from the Rent Roll worksheet in the Valuation Template. The Export will create a new active instance in the Comm Lease data page and the MF Lease data page.

The following fields can be exported:

Commercial Lease Rent Roll

- Lessee
- Suite
- Space Type
- Size/SF
- Lease Start Date
- Lease Expire Date
- Lease Term
- Lease Type
- Eff.$/Mo.
- Eff.$/Year
- Eff.$/SF
- Eff.$/SF/Mo.

Multi-Family (Unit) Lease Rent Roll

- Unit Description
- Floor
- No. of Units
- Vacant Units
- Rent/Mo.
- Rent/Year.
- Rent/SF/Mo.
- Market Rent/Mo.
- Market Rent/SF

We strongly suggest using the Valuation Model Rent Roll worksheet version 46.02.1. This worksheet appropriately and dynamically names the individual rows so that the export can take place. The lease export feature is only available in the 46.02 version of the engine.

Report Writer   Templates

The Report Writer team has added a "Templates" menu item where the appropriate engine version of the templates will be available for download.

Report Writer   Improvements

The Report Writer team has enhanced the Improvements data page to collect multiple buildings. A summary column will Total, Average, Concatenate or pull in the Maximum as necessary. Improvements data collected in Research will import to the property record upon completion of the Research Project.

Improvements Summary		Building 1	Building 2	Building 3
Building Description	Warehouse, Office	Warehouse	Office	Building Description
Construction Class	Class A	Class A	Class A	Unknown
Building Class	A	A	A	Building Class
Perimeter SF	135,800.0	134,500.0	1,300.0	Perimeter SF
Source for SF Area	Assessor, Building Plans	Assessor	Building Plans	Source for SF Area
Industrial				
No. of Industrial Units	20	20	No. of Industrial Units	No. of Industrial Units
Industrial GBA	201,113	201,113	Industrial GBA	4,500
Industrial RA	4,004	4,004	Industrial RA	Industrial RA
No. Of Truck Doors	12	12	No. Of Truck Doors	No. Of Truck Doors
No. Truck Doors With Levelers	10	10	No. Truck Doors With Levelers	No. Truck Doors With Levelers
Craneways	Yes			
Typical Bay Depth	2,250	4,500	Typical Bay Depth	Typical Bay Depth
Clear Height	20.00	20.00	Clear Height	Clear Height
Other				
No. of Other Units	2	2	No. of Other Units	No. of Other Units
Other GBA	1,195	1,195	Other GBA	Other GBA
Other RA	4,004	4,004	Other RA	Other RA
Totals				
No. Units	24	22	1	No. Units
GBA	203,610	202,308	1,302	4,500
Rentable Area	20,016	14,714	1,302	Rentable Area

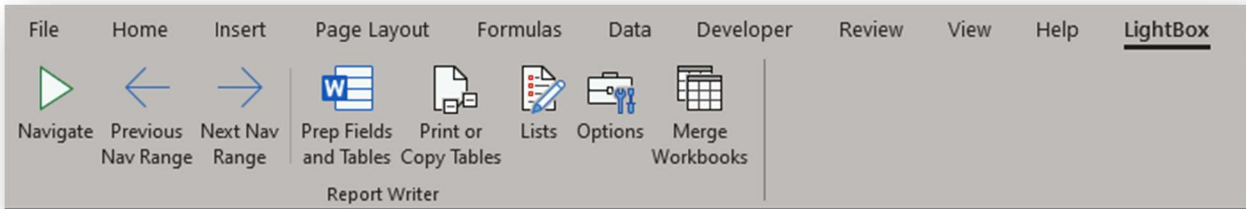## Report Writer   Import Contacts and Appraisers from Job

Contacts and Appraisers assigned to the Job Manager in the Report Writer web interface will import into the Valuation excel template when the subject is imported.

Report Writer   LightBox Branding

N1 desktop components have been re-branded to LightBox-Report Writer.

BUG FIXES

Report Writer

We've corrected an issue where some Job Imports were inexplicably failing.

WHAT'S NEXT?

The LightBox team is working on some great new features.

- Research – Performance Enhancements
- Research – Tax/Plat Map inclusion
- Research – Move/Edit Subject Pin
- Report Writer – Property Search Enhancements