Version History

1 Feb, 13 2015 – Original version by Fabrice Olivier
2 July 7, 2015 – Changes in the way overrides work and ability to override the value of site adjustments

Purpose

The purpose of the Site compute is to determine the site adjustment value to be used by all components (land, misc, bldg.) associated with a site no.

This compute should always be the FIRST one called after a save and should always be executed immediately from the client PC even if the daemon option is turned on.

Registry and Constant

None

Table Used

MA_SITE,

MA_TABLES -> table_type = 'site'

MA_SITE. XXXX_CD -> MA_PARM_SITE.SITE_CODE AND MA_TABLES.TABLE_NAME -> MA_PARM_SITE.TABLE_NAME,

MA_SITE system columns

The following system columns cannot be used in expressions stored in the MA_PARM tables nor should they be editable.

All the xxxx_VA columns
ADJ_LAND_AMOUNT
ADJ_LAND_PERCENT
ADJ_BLDG_AMOUNT
ADJ_BLDG_PERCENT
ADJ_MISC_AMOUNT
ADJ_MISC_PERCENT
ADJ_INC_AMOUNT
ADJ_INC_PERCENT
LAND_VALUE
LAND_AG_VALUE
BLDG_VALUE
MISC_VALUE
INCOME_GRM_VALUE
INCOME_DIR_VALUE
MRA_VALUE
PP_VALUE (added in 6.1)
LAND_VALUE_OVERRIDE (added in 6.1)
LAND_AG_VALUE_OVERRIDE (added in 6.1)
BLDG_VALUE_OVERRIDE (added in 6.1)
MISC_VALUE_OVERRIDE (added in 6.1)
INCOME_GRM_VALUE_OVERRIDE (added in 6.1)
INCOME_DIR_VALUE_OVERRIDE (added in 6.1)
MRA_VALUE_OVERRIDE (added in 6.1)
PP_VALUE_OVERRIDE (added in 6.1)
LK_LAND_VALUE
LK_LAND_AG_VALUE
LK_BLDG_VALUE
LK_MISC_VALUE
LK_INC_GRM_VALUE
LK_INC_DIR_VALUE
LK_MRA_VALUE
LK_PP_VALUE (added in 6.1)

Compute Logic

Step 1 Compute the individual adjustment values (XXX_VA columns) for each adjustment type (VB6: pv_compute_adjustment, pv_set_added_fields, pv_set_adj, pv_set_record_value)

Find all MA_TABLES site adjustment and then find MA_PARM_SITE based on the XXX_CD column and MA_TABLES table_name information.

MA_SITE.XXX_VA = MA_PARM_SITE.ADJUSTMENT or evaluated from the expression in MA_PARM_SITE.ADJT_EXPRESSION[1]

The MA_SITE.XXX_VA is then used based on MA_TABLES.SITE_LB_CODE value, MA_TABLES.MATHS and MA_TABLES.PCT_AMT.

The default value for MA_TABLES.SITE_LB_CODE is 'a'
The default value for MA_TABLES.MATHS is '+' for PCT_AMT = 'a' and 'X' for PCT_AMT = 'p'

ADJ_LAND_AMOUNT = 0
ADJ_LAND_PERCENT = 100
ADJ_BLDG_AMOUNT = 0
ADJ_BLDG_PERCENT = 100
ADJ_MISC_AMOUNT = 0
ADJ_MISC_PERCENT = 100
ADJ_INC_AMOUNT = 0
ADJ_INC_PERCENT = 100

For each MA_SITE.XXX columns we do
    If MA_SITE.XXX_OV = -1
    then
        AMOUNT = MA_SITE.XXX_OV_VALUE
    Else
        AMOUNT = MA_SITE.XXX_VA
    End

If MA_TABLES.SITE_LB_CODE = 'a' or MA_TABLES.SITE_LB_CODE = 'l' then

    ADJ_LAND_AMOUNT = ADJ_LAND_AMOUNT + VALUE if PCT_AMT = 'a' and MA_TABLES.MATHS is '+'

    ADJ_LAND_AMOUNT = ADJ_LAND_AMOUNT - VALUE if PCT_AMT = 'a' and MA_TABLES.MATHS is '-'

[1] In VB6 the expression was a formula or a logical expression.

ADJ_LAND_AMOUNT = ADJ_LAND_AMOUNT X VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘X’

ADJ_LAND_AMOUNT = ADJ_LAND_AMOUNT / VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘/’

ADJ_LAND_PERCENT = ADJ_LAND_PERCENT + VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘+’

ADJ_LAND_PERCENT = ADJ_LAND_PERCENT - VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘-’

ADJ_LAND_PERCENT = ADJ_LAND_PERCENT X VALUE / 100 if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘X’

ADJ_LAND_PERCENT = ADJ_LAND_PERCENT X 100 / VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘/’

If MA_TABLES.SITE_LB_CODE = ‘a’ or MA_TABLES.SITE_LB_CODE = ‘b’ then

ADJ_BLDG_AMOUNT = ADJ_BLDG_AMOUNT + VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘+’

ADJ_BLDG_AMOUNT = ADJ_BLDG_AMOUNT - VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘-’

ADJ_BLDG_AMOUNT = ADJ_BLDG_AMOUNT X VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘X’

ADJ_BLDG_AMOUNT = ADJ_BLDG_AMOUNT / VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘/’

ADJ_BLDG_PERCENT = ADJ_BLDG_PERCENT + VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘+’

ADJ_BLDG_PERCENT = ADJ_BLDG_PERCENT - VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘-’

ADJ_BLDG_PERCENT = ADJ_BLDG_PERCENT X VALUE / 100 if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘X’

ADJ_BLDG_PERCENT = ADJ_BLDG_PERCENT X 100 / VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘/’

If MA_TABLES.SITE_LB_CODE = ‘a’ or MA_TABLES.SITE_LB_CODE = ‘m’ then

ADJ_MISC_AMOUNT = ADJ_MISC_AMOUNT + VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘+’

ADJ_MISC_AMOUNT = ADJ_MISC_AMOUNT - VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘-’

ADJ_MISC_AMOUNT = ADJ_MISC_AMOUNT X VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘X’

ADJ_MISC_AMOUNT = ADJ_MISC_AMOUNT / VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘/’

ADJ_MISC_PERCENT = ADJ_MISC_PERCENT + VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘+’

ADJ_MISC_PERCENT = ADJ_MISC_PERCENT - VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘-’

ADJ_MISC_PERCENT = ADJ_MISC_PERCENT X VALUE / 100 if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘X’

ADJ_MISC_PERCENT = ADJ_MISC_PERCENT X 100 / VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘/’

If MA_TABLES.SITE_LB_CODE = ‘a’ or MA_TABLES.SITE_LB_CODE = ‘i’ then

ADJ_INC_AMOUNT = ADJ_INC_AMOUNT + VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘+’

ADJ_INC_AMOUNT = ADJ_INC_AMOUNT - VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘-’

ADJ_INC_AMOUNT = ADJ_INC_AMOUNT X VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘X’

ADJ_INC_AMOUNT = ADJ_INC_AMOUNT / VALUE if PCT_AMT = ‘a’ and MA_TABLES.MATHS is ‘/’

ADJ_INC_PERCENT = ADJ_INC_PERCENT + VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘+’

ADJ_INC_PERCENT = ADJ_INC_PERCENT - VALUE if PCT_AMT = ‘p’ and MA_TABLES.MATHS is ‘-’

ADJ_INC_PERCENT = ADJ_INC_PERCENT X VALUE / 100 if PCT_AMT = 'p' and MA_TABLES.MATHS is 'X'

ADJ_INC_PERCENT = ADJ_INC_PERCENT X 100 / VALUE if PCT_AMT = 'p' and MA_TABLES.MATHS is '/'

Compute Logic – STEP 2

Step 2 – We set the following MA_SITE fields to NULL (for backward compatibility)

ADJ_LAND_AMOUNT if = 0
ADJ_LAND_PERCENT If = 100
ADJ_BLDG_AMOUNT if = 0
ADJ_BLDG_PERCENT if = 100
ADJ_MISC_AMOUNT if = 0
ADJ_MISC_PERCENT if = 100
ADJ_INC_AMOUNT if = 0
ADJ_INC_PERCENT if = 100

Compute Logic – STEP 3

After all elements have been computed (Land, Buildings, …) we will need to take the values and bring them back to the sites (Final Steps)

Compute Site in v6.1

- After any Change in MA_TABLE for table Type 'Sites" or MA_PARM_SITE
  - We will need to update MA_MODIF_STAMP.ALL_STAMP to Date.Now
  - We will need to update MA_MODIF_STAMP.SITE_STAMP to Date.Now

- After any changes to MA_TABLE for table Type 'Sites" we will need to set system expressions for the following fields based on the rules defined in step 1
  - ADJ_LAND_AMOUNT
  - ADJ_LAND_PERCENT
  - ADJ_BLDG_AMOUNT
  - ADJ_BLDG_PERCENT
  - ADJ_MISC_AMOUNT
  - ADJ_MISC_PERCENT
  - ADJ_INC_AMOUNT
  - ADJ_INC_PERCENT

- First if no site adjustment are defined for a field for a year it should return NULL
  - Ex: Case(2015, ((attr@SiteADJ001 + attr@SiteADJ002) * attr@SiteADJ003) - attr@SiteADJ004 ,
    2016, attr@SiteADJ001 + attr@SiteADJ002 + attr@SiteADJ003,
    NULL)

- After any changes to MA_TABLE for table Type 'Sites" we will need to make sure all site adjustment columns are created as an attribute in the "Site Entity", attribute type of System Expression.
- After any Change in MA_PARM_SITE we need to rebuild the system expression in the "Site Entity" attribute for the current site
  - Ex for SiteADJ001_VA:

```
Case(SiteADJ001_CD
        '001', 1000,
        '002', 2000,
        '003', 3000,
        NULL)
```

  - Ex for SiteADJ001_VA (with NBDH):

```
Case(attr@SiteADJ001_CD
        '001', Case(attr@NBDH,
                    'res', 1000,
                    'com', 1500,
                    750),
        '002', Case(attr@NBDH,
                    'res', 2000,
                    'com', 2500,
                    1750),

        '003', Case(attr@NBDH,
                    'res', 3000,
                    'com', 3500,
                    250),
        NULL)
```

Side work in v6.1

- **Review MA Parm Screen (SY Registry) to include:**
  - **The Site Entity configuration**
  - **An option to rebuild Site Expression (after an EMT) for all years.**
- **Bed: New Attribute Type, System Calculated**