



MA Tables and Codes Specifications

Harris Govern

Release 6.1

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Version History

Version	Date	Modified By	Description
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I. Summary

Specifications for Mass Appraisal tables and codes in GNA release 6.1.

II. Reference

III. Objectives

The objective of this document is to enumerate all specifications for Mass Appraisal screens. The specifications will be shown in screenshots and will be listed in different categories.

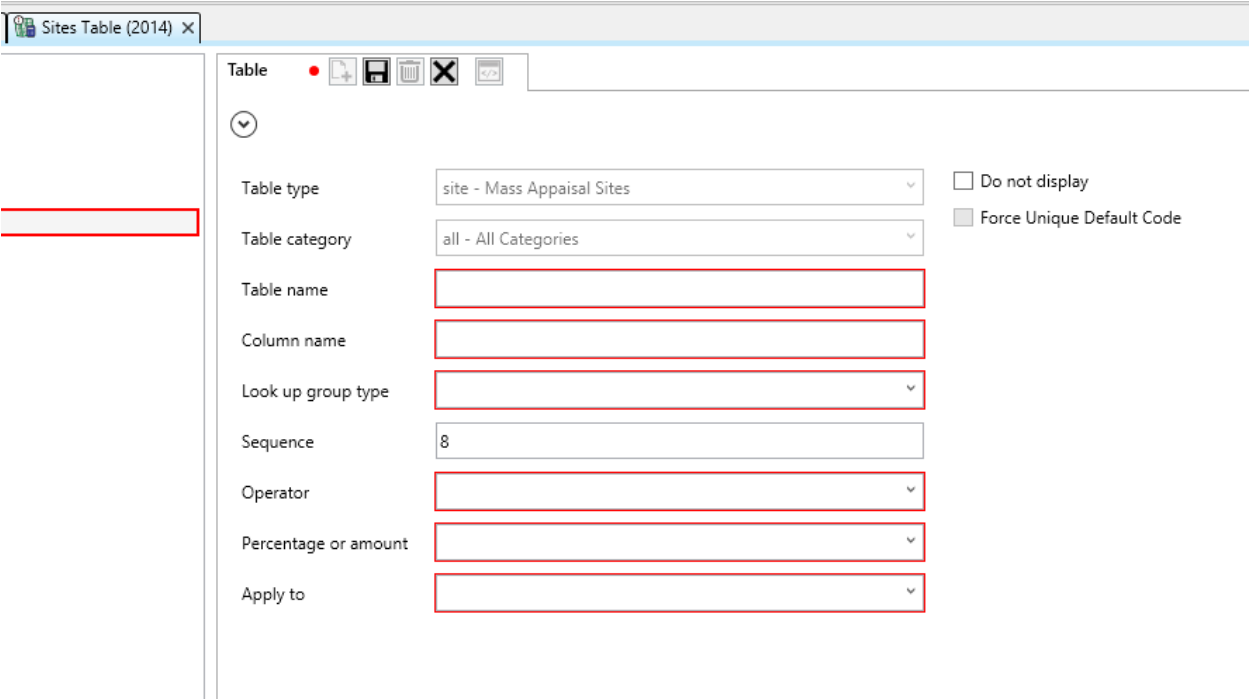
IV. Features

V. Prerequisites

- Govern New Administration (GNA) 6.1 installed
- Verified database with GNA

VI. GNA Site mass appraisal table screen

A. Screenshot

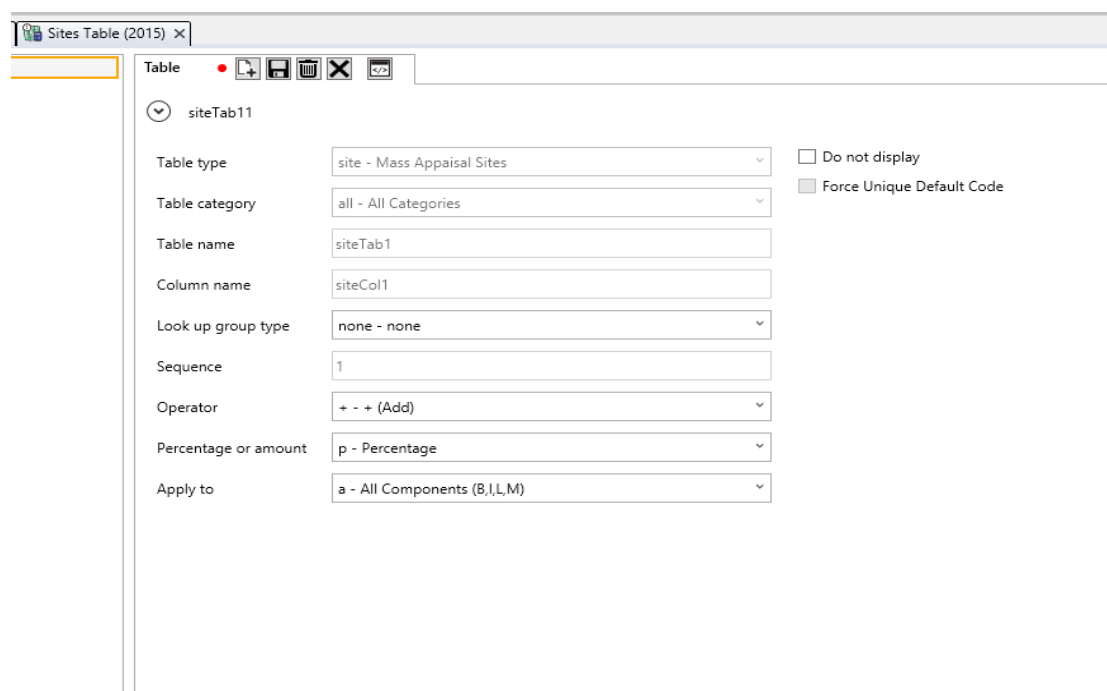


The screenshot shows a web application window titled 'Sites Table (2014)'. Inside, there's a 'Table' configuration form. The form has a sidebar on the left with a red box around the 'Table type' dropdown menu. The main area contains several input fields and dropdown menus, all outlined in red. The fields are: 'Table type' (set to 'site - Mass Appraisal Sites'), 'Table category' (set to 'all - All Categories'), 'Table name' (empty), 'Column name' (empty), 'Look up group type' (empty), 'Sequence' (set to '8'), 'Operator' (empty), 'Percentage or amount' (empty), and 'Apply to' (empty). There are also two checkboxes on the right: 'Do not display' (unchecked) and 'Force Unique Default Code' (checked).

Figure 1: MA Site Table on create new

B. General

1. All red fields are required
2. Field Sequence:
 - a. is enabled when persisted is false
 - b. is disabled when persisted is true
3. “Look up group type” content come from **VT_SYSTEM.MALKGRP**
4. “Operator” come from **VT_SYSTEM.MATH**
5. “Percentage or amount” come from **VT_SYSTEM.PCT_AMT**
6. “Apply to” come from **SITELB**



Table

siteTab1

Table type: site - Mass Appraisal Sites

Table category: all - All Categories

Table name: siteTab1

Column name: siteCol1

Look up group type: none - none

Sequence: 1

Operator: + - + (Add)

Percentage or amount: p - Percentage

Apply to: a - All Components (B,I,L,M)

☐ Do not display

☐ Force Unique Default Code

Figure 2: MA Site Table with fields filled

C. On Create

Table type = Mass appraisal sites

Table Category = All Categories

Sequence = Max existing sequence + 1

D. After save

- Columns Added in MA_SITE: (XXX refers to Column Name field)

XXX_CD (adjustment code)

XXX_VA (adjustment value)

XXX_OV (adjustment override)

XXX_OV_VALUE (adjustment override value)

- VT_USER entry added:

TABLE_NAME: MA_TABLE

CODE: MA_TABLE.TABLE_NAME + MA_TABLE.COMPUTATION_SEQ

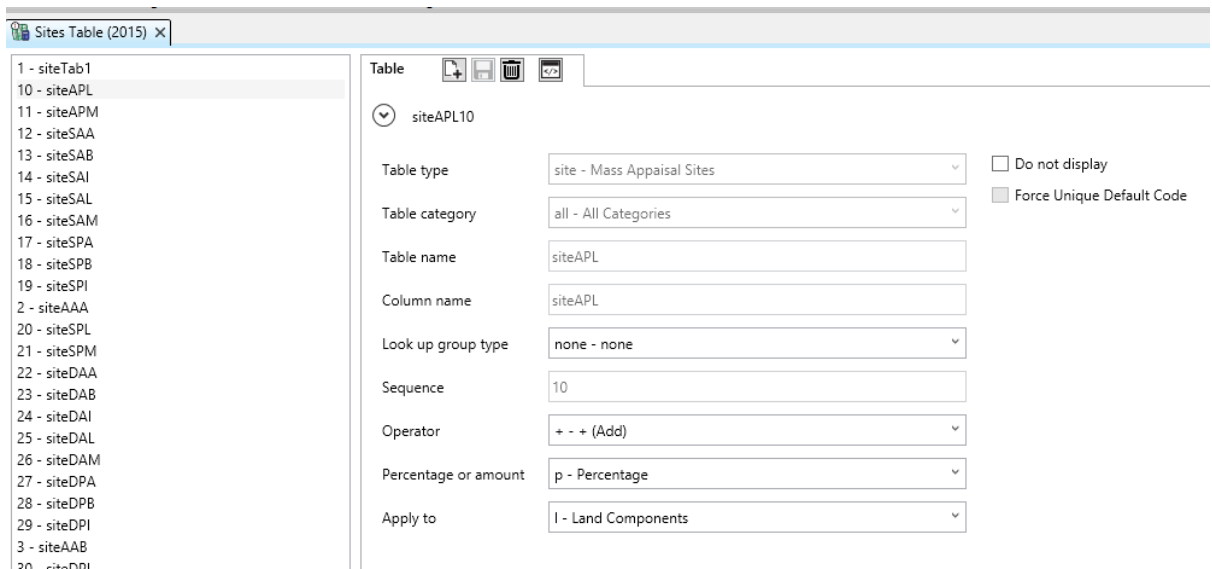


Figure 3: MA Site table with example of table name and sequence number

REC_ID	TABLE_NAME	CODE	DEPT	YEAR_ID	JURISDICTION	IS_HISTORY	SHORT_DESC_EN	LONG_DESC_EN	FULL_DESC_EN	SH
1	804	MA_TABLE	siteAPL10		2015		NULL	siteAPL10	siteAPL10	NULL

Figure 4: Example of VT User entry with the code for "Site" table in figure 3

- Attributes to add if missing

Case Look Up Group Type:

- Case "jurisdiction", "juris_nbhd", "juris_inc_nbhd"

If missing add new attribute: **COMPUTE_JURISDICTION**
(set as calculated field and mapped to query below)

If missing add new query: **GetJurisdFromPc**

- Case "nbhd", "juris_nbhd"

If missing add new attribute: **COMPUTE_NEIGHBORHOOD** (set as calculated field and mapped to query below)

If missing add new query: **GetNbhdFromPc**

- Case "inc_nbhd", "juris_inc_nbhd"

If missing add new attribute: **COMPUTE_INCOMENEIGHBORHOOD** (set as calculated field and mapped to query below)

If missing add new query: **GetIncNhFromPc**

- Case "proptype", "juris_proptype", "nbhd_proptype", "juris_nbhd_prop"

If missing add new attribute: **COMPUTE_PROPTYPE** (set as calculated field and mapped to query below)

If missing add new query: **GetPTypeFromPc**

E. On delete

Delete associated validation table

Delete associated vt user entry

Delete record in Ma_tables

Delete following of_be_attributes:

1. **ColumnName_VA**
2. **ColumnName_CD**
3. **ColumnName_OV**
4. **ColumnName_OV_VALUE**

VII.GNA Site mass appraisal parameters screens (MA_PARM_SITE)

A. Screenshot

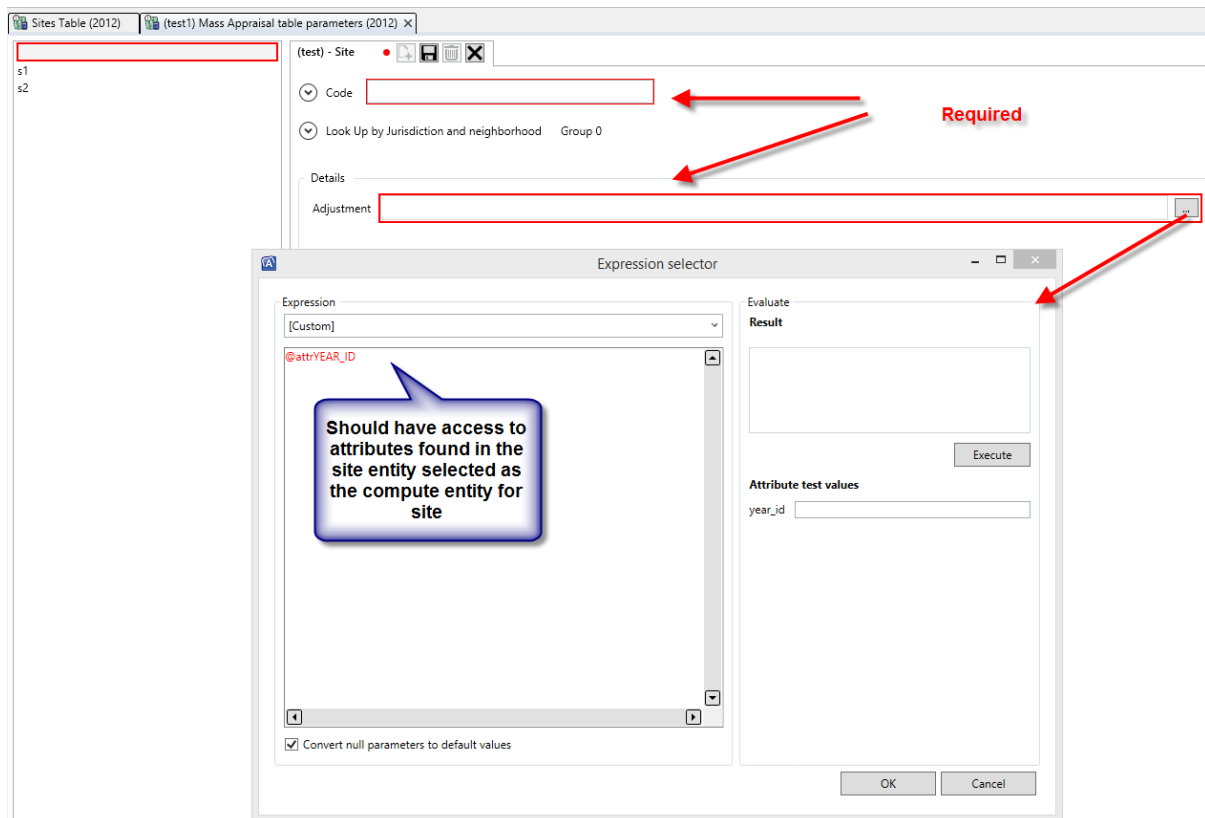


Figure 5: MA Site Code

B. General

- Adjustment expression editor screen must have access to the site entity that was selected for site compute.
- Adjustment field is not numeric. Any expression can be entered in this field. An adjustment that is not numeric will trigger a handle error in Compute of Govern.

C. On create

New value is created in the default look up group (code = 0) if the look up group type is not “None”. If it is of type “None”, the section for “Look Up by ...” won’t be shown.

D. On save

Check if attributes that should have been created in the after save of the ma table. (See section I.B)

E. On delete

1. If the condition “Force unique” is true then prevent deletion if last code
2. Delete vt user entry associated with this site parameter.

Where vt_user.table_name = matable.tablename and

vt_user.code = ma_parm_site.code and

vt_user.year_id = ma_parm_site.year_id

3. Delete all ma look up groups associated with this site parameter (In **MA_LOOKUP_GROUP**)

Where ma_lookup_group.year_id = ma_parm_site.year_id and

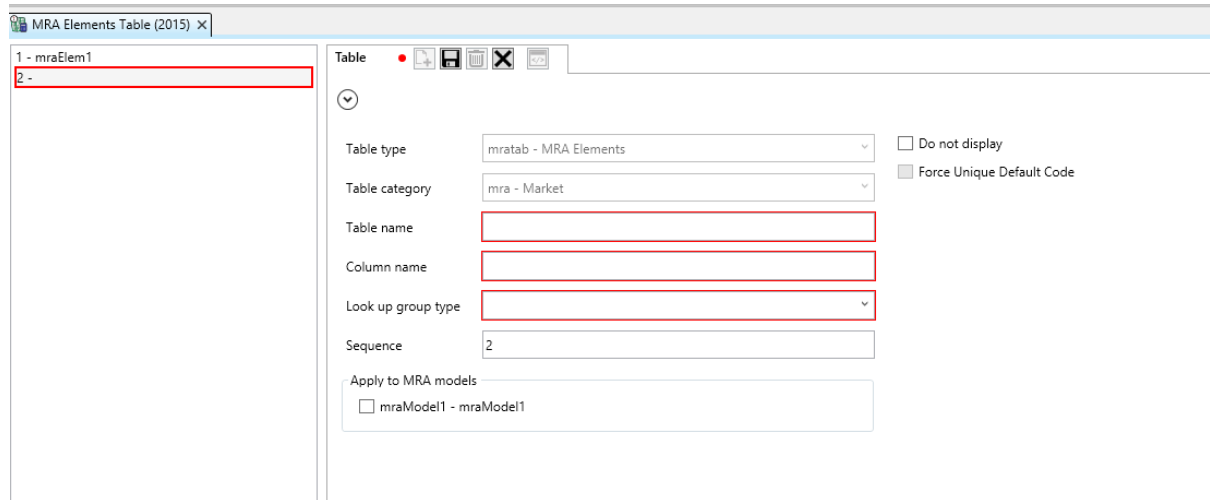
ma_lookup_group.table_name = ma_parm_site.table_name and

ma_lookup_group.cama_code = ma_parm_site.code

4. Delete entry in ma_parm_site

VIII.GNA MRA Elements mass appraisal table screen

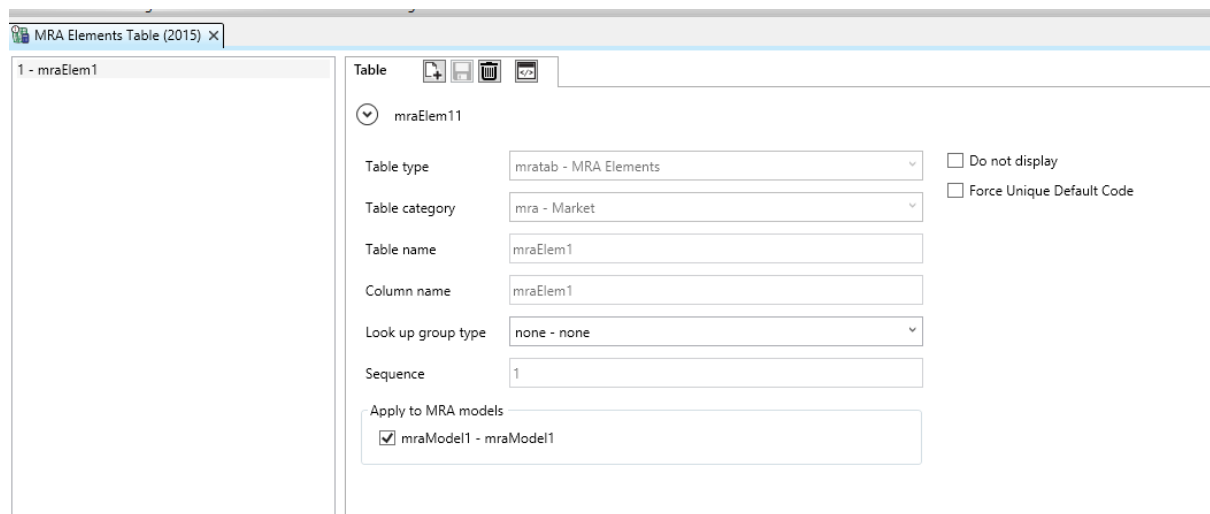
A. Screenshot



The screenshot shows the 'MRA Elements Table (2015)' window. On the left, a list contains '1 - mraElem1' and '2 -'. The right pane is titled 'Table' and contains the following fields:

- Table type: dropdown menu with 'mratab - MRA Elements' selected.
- Table category: dropdown menu with 'mra - Market' selected.
- Table name: empty text field.
- Column name: empty text field.
- Look up group type: dropdown menu with 'none - none' selected.
- Sequence: text field with '2' entered.
- Apply to MRA models: a checkbox area with 'mraModel1 - mraModel1' and an unchecked checkbox.
- Options: 'Do not display' (unchecked) and 'Force Unique Default Code' (unchecked).

Figure 6: MA MRA Elements table on create new



The screenshot shows the same 'MRA Elements Table (2015)' window, but now the 'Table' tab is selected and the fields are populated:

- Table type: dropdown menu with 'mratab - MRA Elements' selected.
- Table category: dropdown menu with 'mra - Market' selected.
- Table name: text field with 'mraElem1' entered.
- Column name: text field with 'mraElem1' entered.
- Look up group type: dropdown menu with 'none - none' selected.
- Sequence: text field with '1' entered.
- Apply to MRA models: a checkbox area with 'mraModel1 - mraModel1' and a checked checkbox.
- Options: 'Do not display' (unchecked) and 'Force Unique Default Code' (unchecked).

Figure 7: MA MRA Elements table with fields filled

B. General

1. All red fields are required
2. Field Sequence:
 - a. is enabled when persisted is false
 - b. is disabled when persisted is true
3. Selectable checkboxes “Apply to MRA models” are populated with MA MRA Model codes (MA_PARM_MRAMODEL)
4. “Look up group type” content come from **VT_SYSTEM.MALKGRP**

C. On Create

Table type = Mass appraisal mra

Table Category = “mra”

Sequence = Max existing sequence + 1

D. After save

- Columns Added in MA_MRA: (XXX refers to Column Name field)
 - XXX_CD (adjustment code)

- **XXX_AM (adjustment amount)**
 - **XXX_OV (adjustment override)**
 - **XXX_OV_VALUE (adjustment override value)**
-
- VT_USER entry added:

TABLE_NAME: **MA_TABLE**

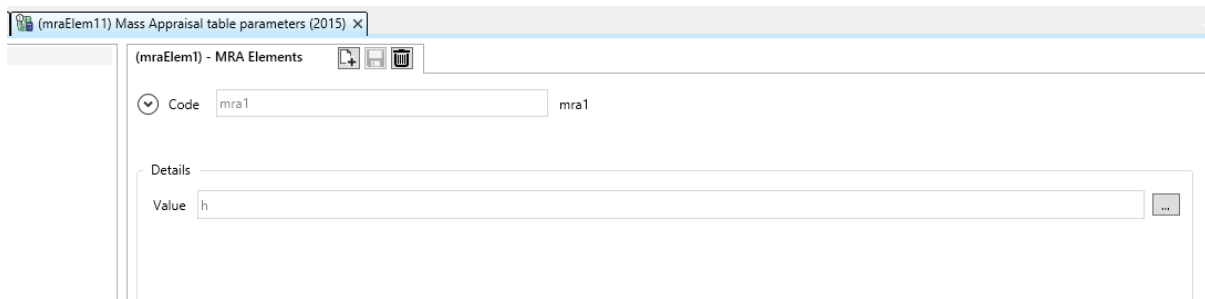
CODE: MA_TABLE.TABLE_NAME + MA_TABLE.COMPUTATION_SEQ

E. On delete

- Delete associated validation table
- Delete associated vt user entry
- Delete record in Ma_tables
- Delete following of_be_attributes:
 1. **ColumnName_AM**
 2. **ColumnName_CD**
 3. **ColumnName_OV**
 4. **ColumnName_OV_VALUE**

IX.GNA MRA Elements mass appraisal parameters screens (MA_PARM_MRATAB)

A. Screenshot



The screenshot shows a web application window titled "(mraElem1) Mass Appraisal table parameters (2015)". Inside, there's a section titled "(mraElem1) - MRA Elements". It contains a "Code" field with a dropdown arrow and the value "mra1". Below this is a "Details" section with a "Value" field containing "h".

Figure 8:MA MRA Model code

B. General

- Adjustment field is not numeric. Any expression can be entered in this field. An adjustment that is not numeric will trigger a handle error in Compute of Govern.

C. On create

New value is created in the default look up group (code = 0) if the look up group type is not "None". If it is of type "None", the section for "Look Up by ..." won't be shown.

D. On save

Check if attributes that should have been created in the after save of the ma table. (See section I.B)

E. On delete

1. If the condition "Force unique" is true then prevent deletion if last code
2. Delete vt user entry associated with this mra element parameter.

Where vt_user.table_name = matable.tablename and

vt_user.code = ma_parm_mratab.code and

vt_user.year_id = ma_parm_mratab.year_id

3. Delete all ma look up groups associated with this mra element parameter (In MA_LOOKUP_GROUP)

Where ma_lookup_group.year_id = ma_parm_mratab.year_id and

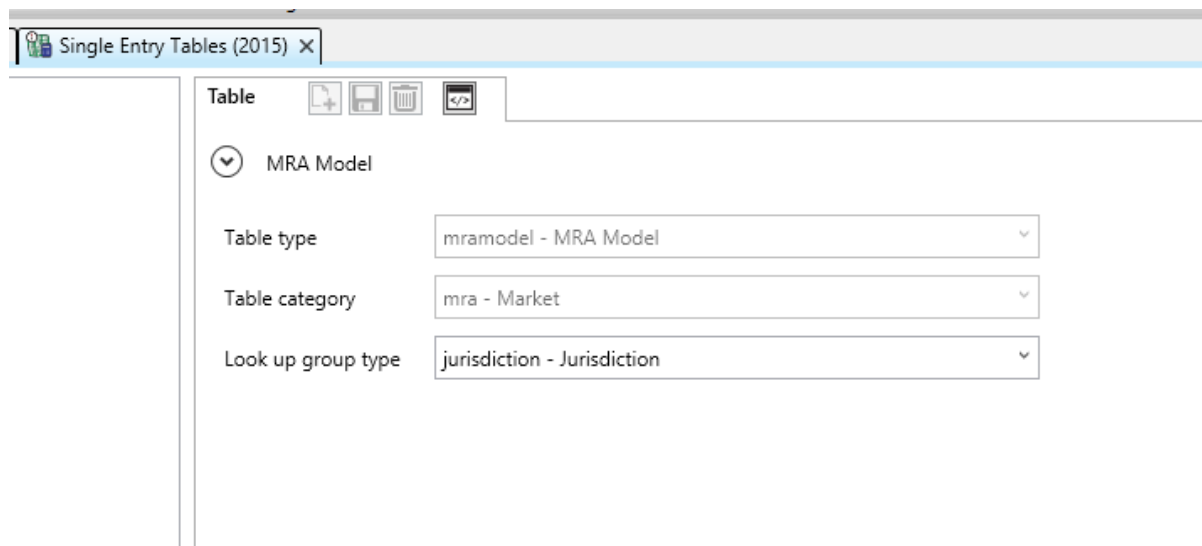
ma_lookup_group.table_name = ma_parm_mratab.table_name and

ma_lookup_group.cama_code = ma_parm_mratab.code

4. Delete entry in ma_parm_mratab

X.GNA MRA Model mass appraisal table screen

A. Screenshot



The screenshot shows a web application interface for managing tables. The title bar reads "Single Entry Tables (2015)". Below the title bar, there is a "Table" section with a dropdown menu set to "MRA Model". To the right of the dropdown are four icons: a plus sign, a document, a trash can, and a code editor. Below the dropdown, there are three form fields, each with a label and a dropdown menu:

- Table type:** mramodel - MRA Model
- Table category:** mra - Market
- Look up group type:** jurisdiction - Jurisdiction

Figure 9: MA MRA Models table with fields filled

B. General

- Single Entry Table MRA Model has create and delete disabled
- "Look up group type" content come from **VT_SYSTEM.MALKGRP**

C. After save

VT_USER entry added:

VT_USER for the MRA Model table is already added and cannot be added or removed

XI.GNA MRA Model mass appraisal parameters screens (MA_PARM_MRAMODEL)

A. Screenshot

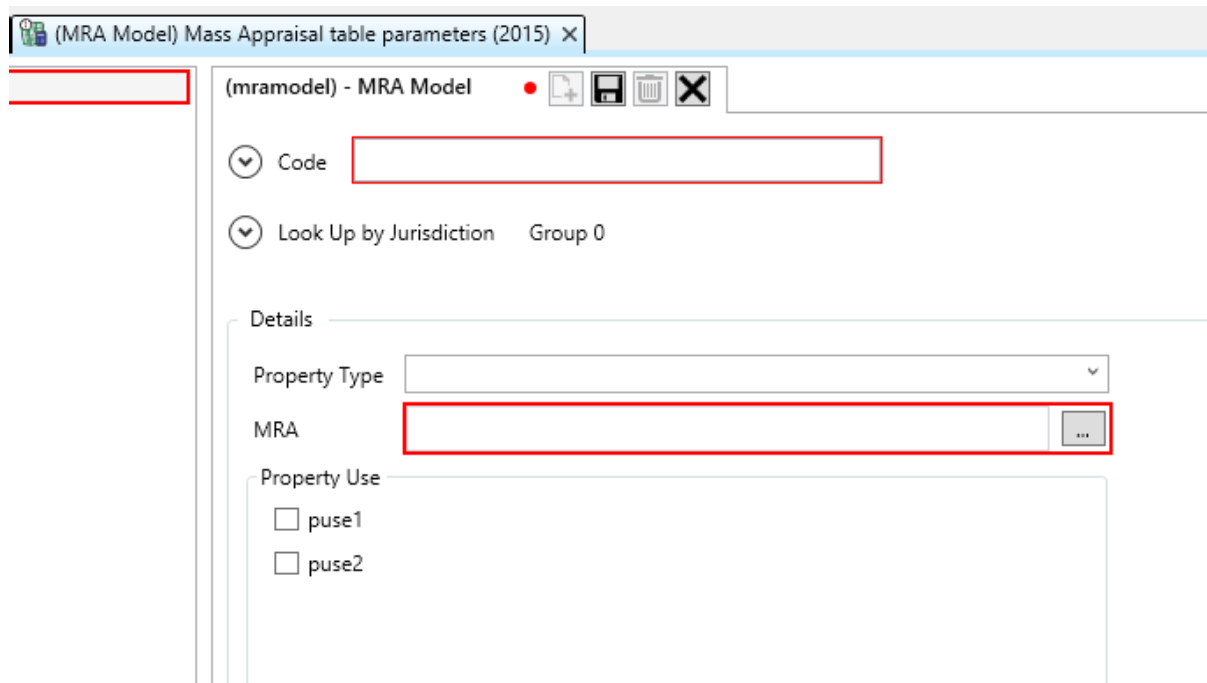


Figure 10 : MA MRA Model code

B. General

- MRA field is not numeric. Any expression can be entered in this field. An adjustment that is not numeric will trigger a handle error in Compute of Govern.
- Code name and MRA expression is required
- Property Type is populated with VT User “proptype” codes
- Property Use is populated with VT User “puse” codes

C. On create

New value is created in the default look up group (code = 0) if the look up group type is not “None”. If it is of type “None”, the section for “Look Up by ...” won’t be shown.

D. On delete

1. Delete vt user entry associated with this mra model parameter.

Where vt_user.table_name = matable.tablename and

vt_user.code = ma_parm_mramodel.code and

vt_user.year_id = ma_parm_mramodel.year_id

2. Delete all ma look up groups associated with this mra model parameter (In MA_LOOKUP_GROUP)

Where ma_lookup_group.year_id = ma_parm_mramodel.year_id and

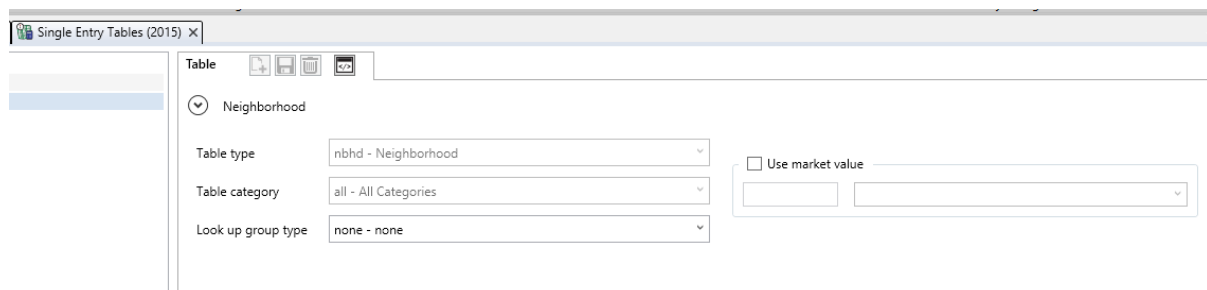
ma_lookup_group.table_name = ma_parm_mramodel.table_name and

ma_lookup_group.cama_code = ma_parm_mramodel.code

3. Delete entry in ma_parm_mramodel

XII.GNA Neighborhood mass appraisal table screen

A. Screenshot



The screenshot shows a web application window titled "Single Entry Tables (2015)". On the left is a sidebar with a tree view containing "Neighborhood". The main area is titled "Table" and contains the following fields:

- Table type:** nbhd - Neighborhood
- Table category:** all - All Categories
- Look up group type:** none - none
- Use market value:** ☐ (unchecked)

Figure 11: MA Neighborhood table

B. General

- Single Entry Table MRA Model has create and delete disabled
- “Look up group type” content come from **VT_SYSTEM.MALKGRP**

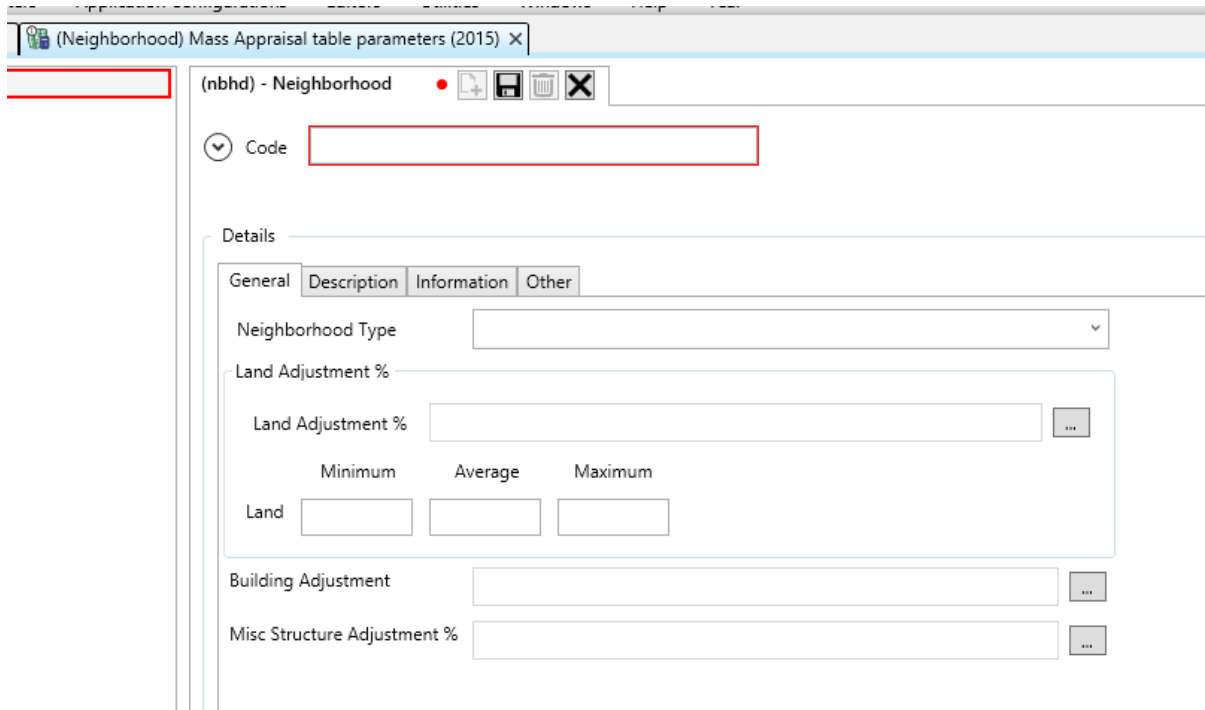
C. After save

VT_USER entry added:

VT_USER for the Neighborhood table is already added and cannot be added or removed

XIII.GNA Neighborhood mass appraisal parameters screens (MA_PARM_NBHD)

A. Screenshot



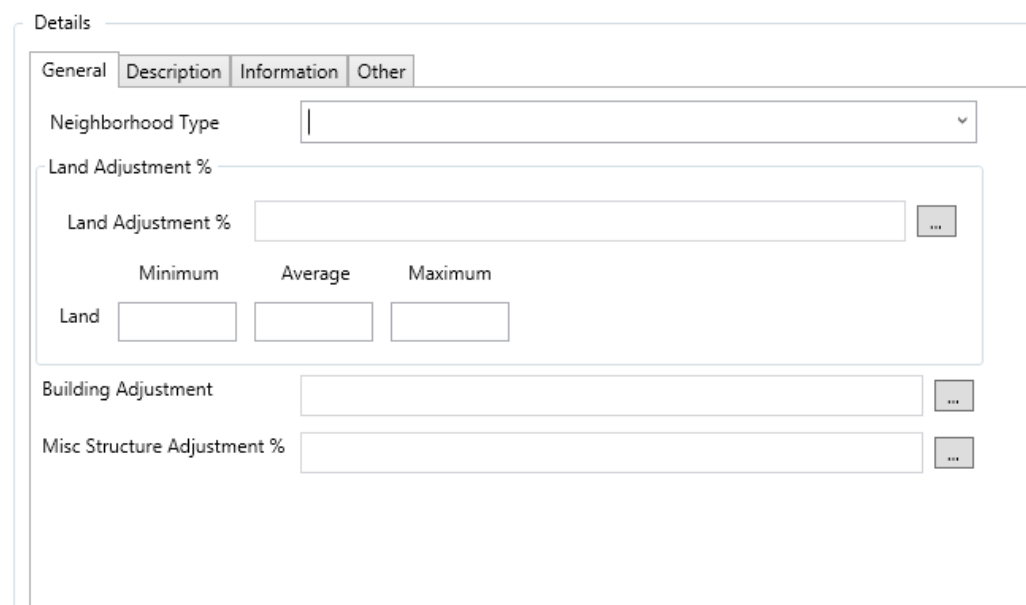
The screenshot shows a web application window titled "(Neighborhood) Mass Appraisal table parameters (2015)". The main form is titled "(nbhd) - Neighborhood". It features a "Code" field with a dropdown arrow. Below this is a "Details" section with tabs for "General", "Description", "Information", and "Other". The "General" tab is active, showing a "Neighborhood Type" dropdown, a "Land Adjustment %" field with a "..." button, and a table for "Land" with columns for "Minimum", "Average", and "Maximum". Below the table are fields for "Building Adjustment" and "Misc Structure Adjustment %", each with a "..." button.

Figure 12: MA Neighborhood code

B. General

Only the Code field is required

"General" tab



The screenshot shows the "General" tab of the MA Neighborhood code screen. It displays the same fields as Figure 12: "Neighborhood Type" dropdown, "Land Adjustment %" field with a "..." button, a table for "Land" with columns for "Minimum", "Average", and "Maximum", and fields for "Building Adjustment" and "Misc Structure Adjustment %" with "..." buttons.

Figure 13: MA Neighborhood code "General" tab

1. Neighborhood Type is populated with VT User Neighbor codes

“Description” tab

Details

General Description Information Other

Neighborhood Boundaries and Characteristics

Factors that Affect the Marketability of the Properties in the Neighborhood

Market Conditions in the Subject Neighborhood

Figure 14: MA Neighborhood code “Description” tab

“Information” tab

Details

General Description Information Other

Location

☐ Urban

☐ Suburban

☐ Rural

Built Up

☐ Over 75%

☐ 25 - 75%

☐ Under 25%

Growth Rate

☐ Over 75%

☐ 25 - 75%

☐ Under 25%

Property Values

☐ Rapid

☐ Stable

☐ Declining

Demand/Supply

☐ Shortage

☐ In Balance

☐ Over Supply

Marketing Time

☐ Under 3 months

☐ 3 - 6 months

☐ Over 6 months

Figure 15: MA Neighborhood code “Information” tab

“Other” tab

Details

General Description Information Other

Predominant Occupancy

☐ Owner

☐ Tenant

☐ Vacant (0-5%)

☐ Vacant (Over 5%)

Single Family Housing

Price \$ (000)

Age (yrs)

Low

High

Predominant

Present Land Use

One Family

2 - 4 Family

Multy-Family

Commercial

Other

Land/Use Change

☐ Not Likely

☐ Likely

☐ In Process

Figure 16: MA Neighborhood code “Other” tab

C. On create

New value is created in the default look up group (code = 0) if the look up group type is not “None”. If it is of type “None”, the section for “Look Up by ...” won’t be shown.

D. On delete

- Delete vt user entry associated with this neighborhood parameter.

Where vt_user.table_name = matable.tablename and

vt_user.code = ma_parm_nbhd.code and

vt_user.year_id = ma_parm_nbhd.year_id

- Delete all ma look up groups associated with this neighborhood parameter (In MA_LOOKUP_GROUP)

Where ma_lookup_group.year_id = ma_parm_nbhd.year_id and

ma_lookup_group.table_name = ma_parm_nbhd.table_name and

ma_lookup_group.cama_code = ma_parm_nbhd.code

- Delete entry in ma_parm_nbhd

XIV.GNA Land Adjustment mass appraisal table screen

A. Screenshot

Screenshot of “Element category” “a – adjustment”

Govern New Administration (GNA)

File Options Parameters Application Configurations Editors Utilities Windows Help Year

GIS Parameters GIS ToolTip Synchronization Tool GIS Configuration Manage Web Site Manage Web Skin Open Web Config Editor Fields Exclusion General Real Property Personal Property Motor Vehicle AirCraft Excise Boat Excise Business Tax Accounts Receivable Mass Appraisal CAMA Utility Billing Utility Billing

Land Adjustments Table (2015) X

1 - LATABL1
2 -

Table

Table type: landadjt - Land Adjustments

Table category: land - Land

Table name:

Column name:

Look up group type:

Sequence: 2

Operator:

Element category: a - Adjustment

Percentage or amount:

☐ Do not display

☐ Force Unique Default Code

☐ Units table lookup

☐ Matrix

☐ Link ☐ Average

V 6.1.0.0 - 61_GOVERN_MTL-SQL2012_SQL

Figure 17: MA Land Adjustment table on create new with element category “adjustment”

Screenshot of “Element category” “f – feature”

Govern New Administration (GNA)

File Options Parameters Application Configurations Editors Utilities Windows Help Year

GIS Parameters GIS ToolTip Synchronization Tool GIS Configuration Manage Web Site Manage Web Skin Open Web Config Editor Fields Exclusion General Real Property Personal Property Motor Vehicle AirCraft Excise Boat Excise Business Tax Accounts Receivable Mass Appraisal CAMA Utility Billing Utility Billing

Land Adjustments Table (2015) X

1 - LATABL1
2 -

Table

Table type: landadjt - Land Adjustments

Table category: land - Land

Table name:

Column name:

Look up group type:

Sequence: 2

Element category: f - Feature

☐ Do not display

☐ Force Unique Default Code

V 6.1.0.0 - 61_GOVERN_MTL-SQL2012_SQL

Figure 18: MA Land Adjustment table on create new with element category “feature”

Screenshot of “Element category” “h – header”

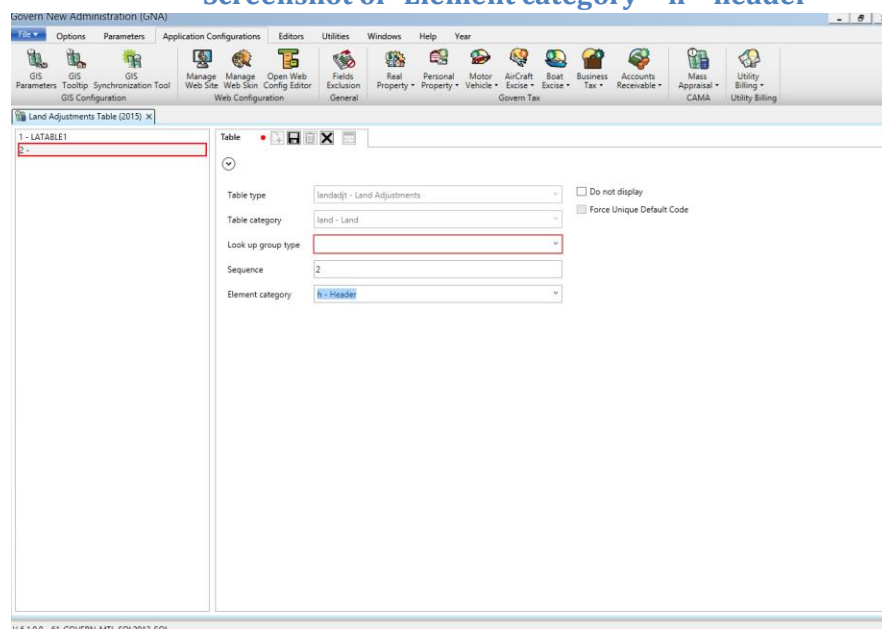


Figure 19: MA Land Adjustment table on create new with element category “header”

- The table name is blank so the description in the list shows the sequence and blank

Screenshot of “Element category” “r – rate adjustment”

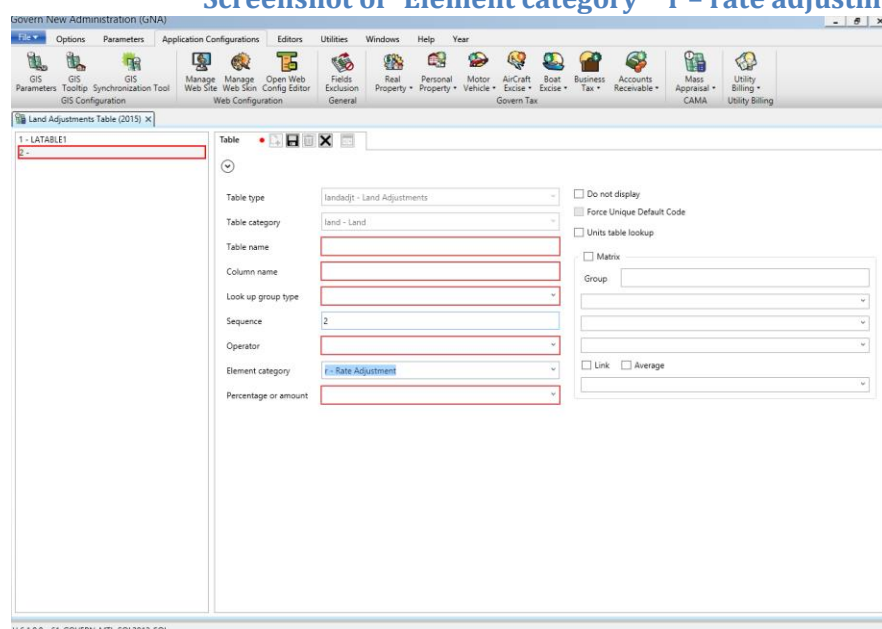


Figure 20: MA Land Adjustment table on create new with element category “rate adjustment”

B. General

- All red fields are required
- Field Sequence:
 - is enabled when persisted is false
 - is disabled when persisted is true
- “Look up group type” content come from **VT_SYSTEM.MALKGRP**
- “Operator” come from **VT_SYSTEM.MATH**
- “Percentage or amount” come from **VT_SYSTEM.PCT_AMT**
- Units table lookups come from MA_LAND attributes
 - Added fields (_CD, _OV, etc) and non-numeric fields are filtered out.
 - Nothing is represented as <default>. Govern will apply a default attribute that it has the knowledge of (See Miguel).
- Matrix Comboboxes lists the MA land parameters with a smaller sequence number

C. On Create

Table type = Land Adjustments

Table Category = land

Sequence = Max existing sequence + 1

D. After save

- Columns Added in MA_LAND: (XXX refers to Column Name field)

XXX_CD (adjustment code)

XXX_AM (adjustment amount)

XXX_OV (adjustment override)

XXX_OV_VALUE (adjustment override value)

- VT_USER entry added:

TABLE_NAME: **MA_TABLE**

CODE: MA_TABLE.TABLE_NAME + MA_TABLE.COMPUTATION_SEQ

E. On delete

Delete associated validation table

Delete associated vt user entry

Delete record in Ma_tables

Delete following of_be_attributes:

1. **ColumnName_AM**
2. **ColumnName_CD**
3. **ColumnName_OV**
4. **ColumnName_OV_VALUE**

XV.GNA Land Adjustment mass appraisal parameters screens (MA_PARM_LANDADJT)

A. Screenshot

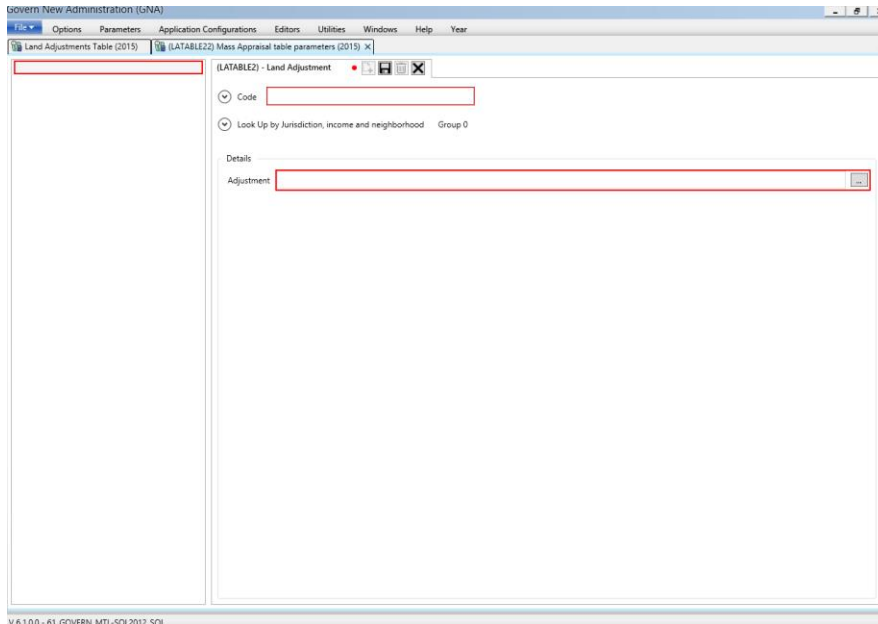


Figure 21: MA Land Adjustment Code

B. General

- Adjustment expression editor screen must have access to the site entity that was selected for site compute.
- Adjustment field is not numeric. Any expression can be entered in this field. An adjustment that is not numeric will trigger a handle error in Compute of Govern.
- Can't have 2 identical units

C. On create

New value is created in the default look up group (code = 0) if the look up group type is not "None". If it is of type "None", the section for "Look Up by ..." won't be shown.

D. On save

Check if attributes that should have been created in the after save of the ma table. (See section I.B)

E. On delete

1. If the condition "Force unique" is true then prevent deletion if last code
2. Delete vt user entry associated with this land adjustment parameter.

Where vt_user.table_name = matable.tablename and

vt_user.code = ma_parm_landadjt.code and

vt_user.year_id = ma_parm_landadjt.year_id

3. Delete all ma look up groups associated with this land adjustment parameter (In MA_LOOKUP_GROUP)

Where ma_lookup_group.year_id = ma_parm_landadjt.year_id and

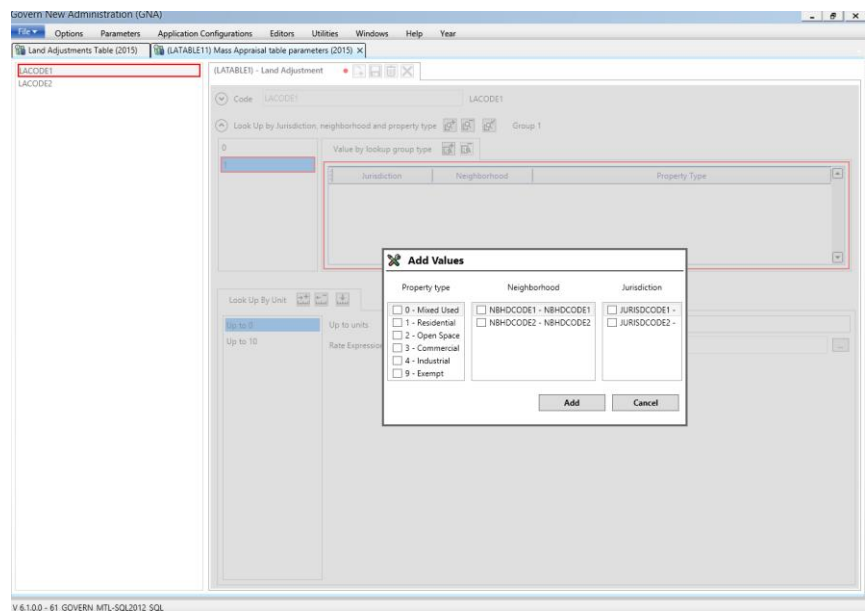
ma_lookup_group.table_name = ma_parm_landadjt.table_name and

ma_lookup_group.cama_code = ma_parm_landadjt.code

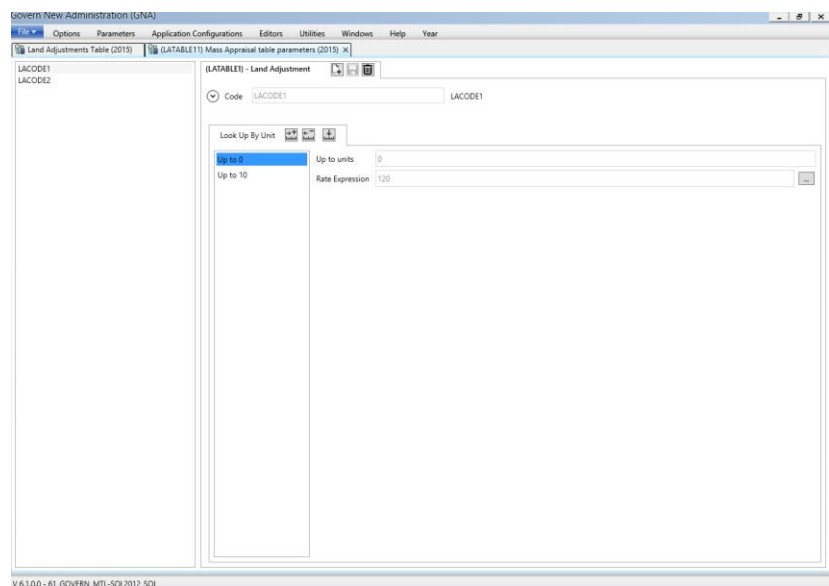
4. Delete entry in ma_parm_landadjt

XVI.Code Screen by Jusrisdiction and / or income Neighborhood and /or Neighborhood and / or Property Type

- This section deal with what is shown when the various combinations of Jurisdiction Codes (**VT_USER.JURISD** REGULAR), NBHD (Ma Tables Single Entry **NBHD**), Income NBHD (none at the moment, see Annex 1) and Property Types (**VT_USER.PROPTYPE** REGULAR) is selected in the Table Screen.



- When lookup group is none



XVII. Annex 1: Questions

Should Element Category control be moved under Table Category since it determines the visibility of other controls?

For codes that doesn't require a table name, the list shows twice blank with different sequences but the codes are the same for both.

Land Adjustments Table (2015) X

1 - LTABLE1

2 - LTABLE2

3 - LTABLE3

4 -

5 -

Land Adjustments Table (2015)

(4) Mass Appraisal table parameters (2015) X

LACODE1

LACODEBLANK

() - Land Adjustment

Land Adjustments Table (2015)

(5) Mass Appraisal table parameters (2015) X

LACODE1

LACODEBLANK

() - Land Adjustment

SAMA has blank table names for **ADJUSTMENT (a)** and **RATE (R)** while it's only possible for header in the logic.

VT User creation for Blank table name is a problem

Land Adjustments Table (2015)

(LTABLE11) Mass Appraisal table parameters (2015)

(Regular) User Validation Table Editor

(MassAppraisal) User Validation Table Editor X

- 4

BLDGUSE - Bldg Style

DRAWING - Building Area

INCADJ - Income Adjustment

INCNBHD - Income Neighborhood

INCQUA - Income Quality Adj

L_ASSMT - Limited Assessment (Cap Values)

LANDSCHD - Land Use

LANDUSE - Land Use

LTABLE1 - LTABLE11

LTABLE2 - LTABLE22

MassAppraisal

Table Name

English Description 4

French Description 4

☐ Securable

☐ Generate DB View

☐ Maintained By System

☐ By Year

☐ By Jurisdiction

☐ By Department

According to Oanh, Codes for vt_user.inc_nbhd are the same as nbhd so we need a misc correction and new codes in nbhd must also be created for inc_nbhd. To be confirmed by Benoit.

Link and Average are mutually exclusive, should it be a radio-button instead?

☒ Link

☐ Average

Element Category Header doesn't allow Column Name but SAMA has Column Name in the database.

F.