



MA065 – Market Fair Value

MSGovern

Release 6.0

Last Revision Update: 2014/06/16

Version History

Version	Date	Modified By	Description
1.0	2014/06/16	Stephen Li	Create document

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Summary

This document describes the MA – Market Fair Value (MRA).

The MRA has :

- Controller with a custom save and custom delete
- Market elements control
- Action to refresh computed data with the daemon

Description

The MRA information form allows the user to create new MRA info and view/modify/delete existing MRA market elements using the tables:

- MA_MRA
- MA_MRA_2 if exists

Controller - MRA

The MRA information has a controller with a custom save and delete.

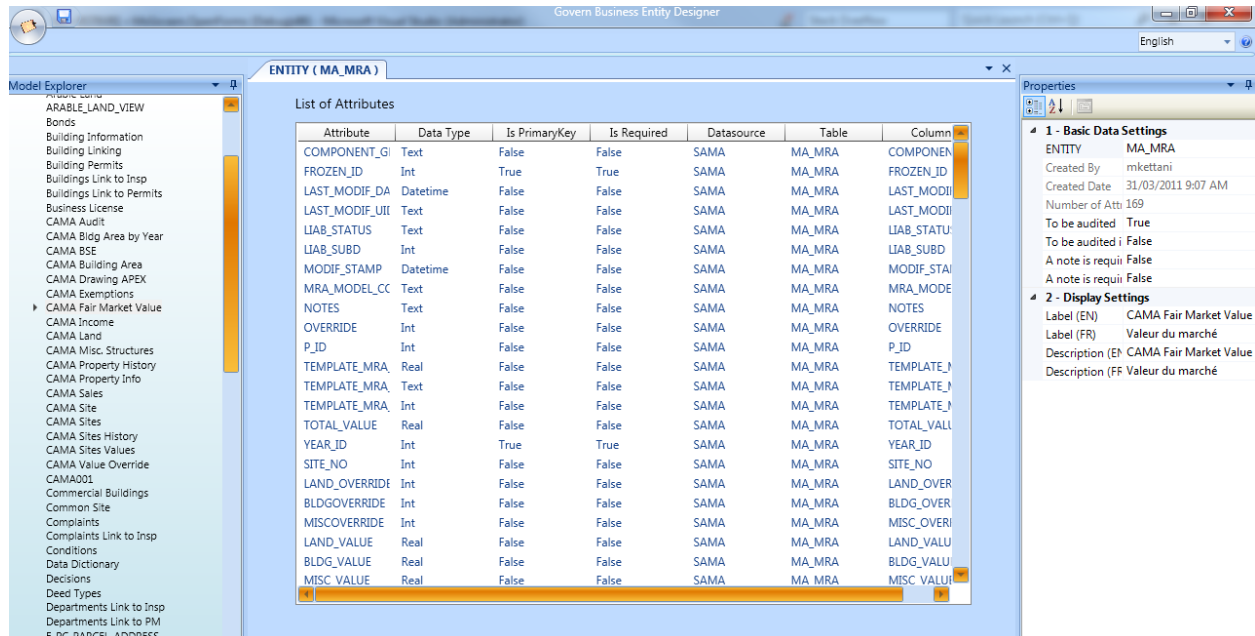
Functionalities

1. Custom save
 - a. Before save:
 - When the system use MA:
 - Freeze parcel historical data by duplicating all the tables related with a parcel ID, year ID and frozen ID. Create the original records with the frozen ID -1 when:
 1. ma_master.history_only = true
 2. The frozen -1 doesn't existed
 3. The current parcel id and year id don't have an active split merge record.
 - b. Execute open form save
 - c. After save:
 - When the system use MA or TX:
 - Call roll forward data to create or update MRA
2. Custom delete
 - a. Before delete:
 - When the system use MA:
 - Freeze parcel historical data by duplicating all the tables related with a parcel ID, year ID and frozen ID. Create the original records with the frozen ID -1 when:
 1. ma_master.history_only = true
 2. The frozen -1 doesn't existed
 3. The current parcel id and year id don't have an active split merge record.
 - b. Execute open form delete
 - c. After delete:
 - When the system use MA or TX:
 - Call roll forward data to delete MRA

Configuration

Setup in BED, OFD, GNA and GSM

BED

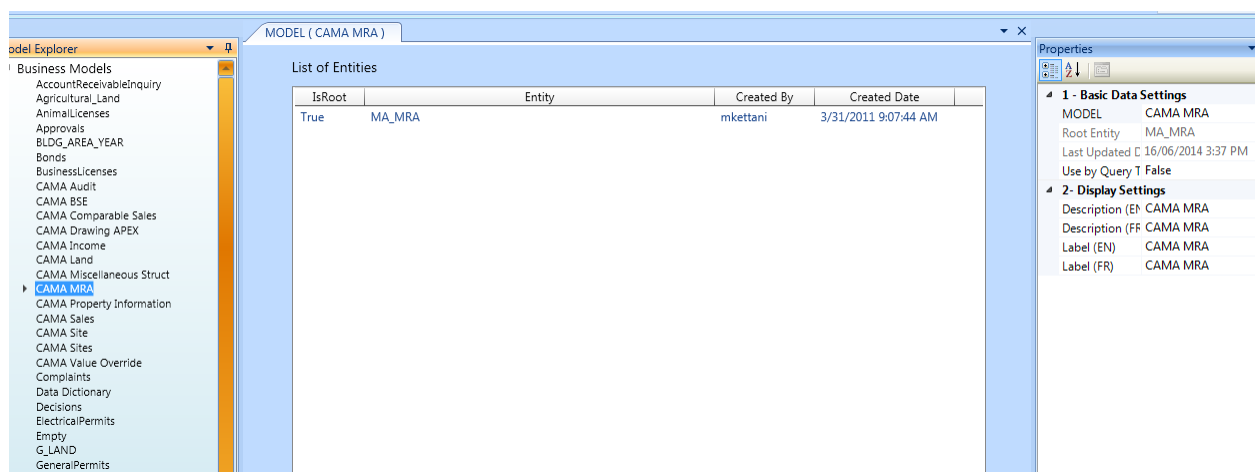


The screenshot shows the Govern Business Entity Designer (BED) interface. The main window displays the 'ENTITY (MA_MRA)' configuration. The 'List of Attributes' table is visible, showing various attributes and their properties.

Attribute	Data Type	Is PrimaryKey	Is Required	Datasource	Table	Column
COMPONENT_GI	Text	False	False	SAMA	MA_MRA	COMPONEN
FROZEN_ID	Int	True	True	SAMA	MA_MRA	FROZEN_ID
LAST_MODIF_DA	Datetime	False	False	SAMA	MA_MRA	LAST_MODIF
LAST_MODIF_UII	Text	False	False	SAMA	MA_MRA	LAST_MODIF
LIAB_STATUS	Text	False	False	SAMA	MA_MRA	LIAB_STATU
LIAB_SUBD	Int	False	False	SAMA	MA_MRA	LIAB_SUBD
MODIF_STAMP	Datetime	False	False	SAMA	MA_MRA	MODIF_STAI
MRA_MODEL_CC	Text	False	False	SAMA	MA_MRA	MRA_MODE
NOTES	Text	False	False	SAMA	MA_MRA	NOTES
OVERIDE	Int	False	False	SAMA	MA_MRA	OVERIDE
P_ID	Int	False	False	SAMA	MA_MRA	P_ID
TEMPLATE_MRA	Real	False	False	SAMA	MA_MRA	TEMPLATE_I
TEMPLATE_MRA	Text	False	False	SAMA	MA_MRA	TEMPLATE_I
TEMPLATE_MRA	Int	False	False	SAMA	MA_MRA	TEMPLATE_I
TOTAL_VALUE	Real	False	False	SAMA	MA_MRA	TOTAL_VALL
YEAR_ID	Int	True	True	SAMA	MA_MRA	YEAR_ID
SITE_NO	Int	False	False	SAMA	MA_MRA	SITE_NO
LAND_OVERRIDE	Int	False	False	SAMA	MA_MRA	LAND_OVER
BLDGOVERRIDE	Int	False	False	SAMA	MA_MRA	BLDG_OVER
MISCOVERRIDE	Int	False	False	SAMA	MA_MRA	MISC_OVERI
LAND_VALUE	Real	False	False	SAMA	MA_MRA	LAND_VALU
BLDG_VALUE	Real	False	False	SAMA	MA_MRA	BLDG_VALU
MISC_VALUE	Real	False	False	SAMA	MA_MRA	MISC_VALU

The 'Properties' pane on the right shows the following settings:

- 1 - Basic Data Settings**
 - ENTITY: MA_MRA
 - Created By: mkettani
 - Created Date: 31/03/2011 9:07 AM
 - Number of Atts: 169
 - To be audited: True
 - To be audited i: False
 - A note is requir: False
 - A note is requir: False
- 2 - Display Settings**
 - Label (EN): CAMA Fair Market Value
 - Label (FR): Valeur du marché
 - Description (E): CAMA Fair Market Value
 - Description (F): Valeur du marché



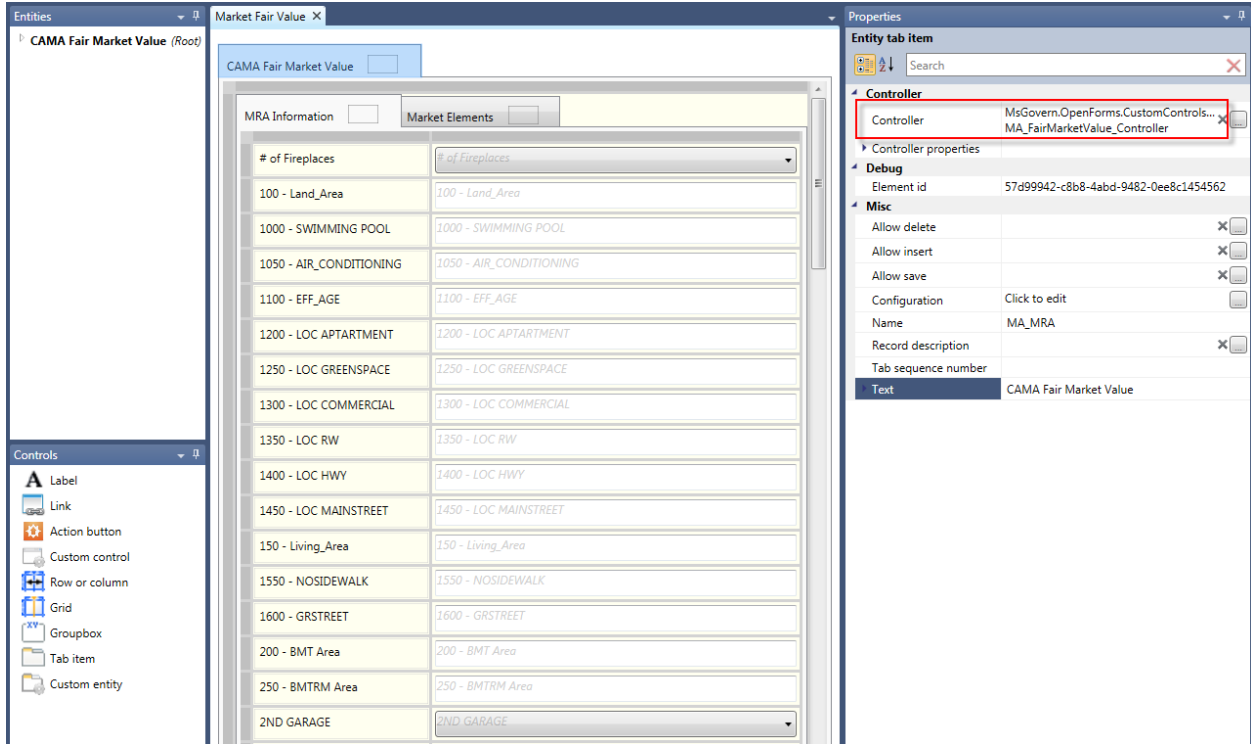
The screenshot shows the Govern Business Entity Designer (BED) interface. The main window displays the 'MODEL (CAMA_MRA)' configuration. The 'List of Entities' table is visible, showing the entity MA_MRA.

IsRoot	Entity	Created By	Created Date
True	MA_MRA	mkettani	3/31/2011 9:07:44 AM

The 'Properties' pane on the right shows the following settings:

- 1 - Basic Data Settings**
 - MODEL: CAMA_MRA
 - Root Entity: MA_MRA
 - Last Updated C: 16/06/2014 3:37 PM
 - Use by Query T: False
- 2 - Display Settings**
 - Description (E): CAMA MRA
 - Description (F): CAMA MRA
 - Label (EN): CAMA MRA
 - Label (FR): CAMA MRA

OFD

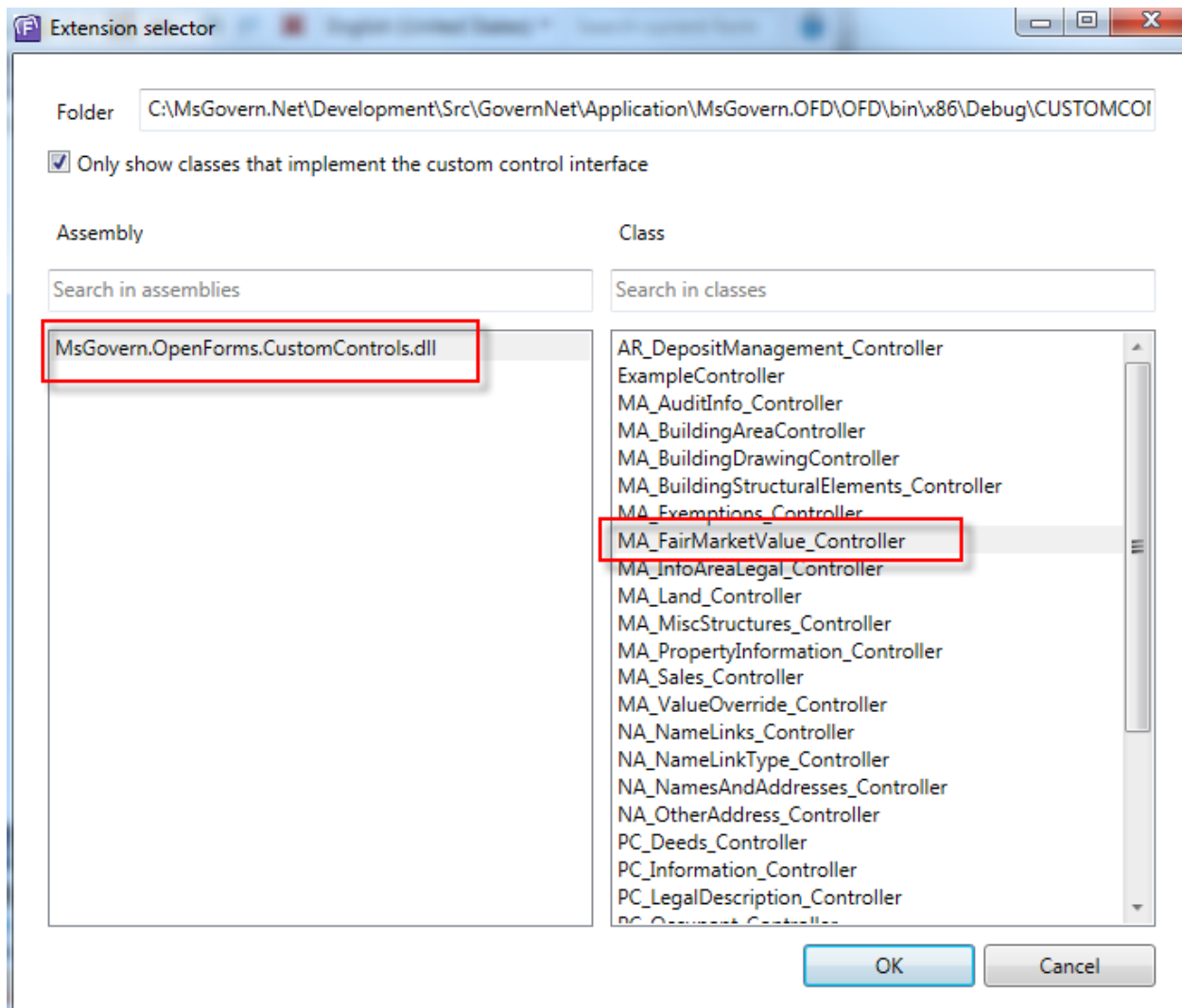


The screenshot displays the MSGovern OFD interface for configuring the 'CAMA Fair Market Value' entity. The interface is divided into three main panels:

- Entities Panel (Left):** Shows the hierarchy starting with 'CAMA Fair Market Value (Root)'.
- Market Elements Panel (Center):** Displays a list of market elements for the 'MRA Information' tab. The elements are organized into a table with two columns: 'Market Elements' and 'Market Elements' (likely a typo for 'Market Elements' or 'Market Elements').
- Properties Panel (Right):** Shows the configuration for the 'Entity tab item'. The 'Controller' property is highlighted with a red box, showing the value 'MsGovern.OpenForms.CustomControls... MA_FairMarketValue_Controller'. Other properties include 'Controller properties', 'Debug' (Element id: 57d99942-c8b8-4abd-9482-0ee8c1454562), and 'Misc' (Allow delete, Allow insert, Allow save, Configuration: Click to edit, Name: MA_MRA, Record description, Tab sequence number).

Market Elements	Market Elements
# of Fireplaces	# of Fireplaces
100 - Land_Area	100 - Land_Area
1000 - SWIMMING POOL	1000 - SWIMMING POOL
1050 - AIR_CONDITIONING	1050 - AIR_CONDITIONING
1100 - EFF_AGE	1100 - EFF_AGE
1200 - LOC APTARTMENT	1200 - LOC APTARTMENT
1250 - LOC GREENSPACE	1250 - LOC GREENSPACE
1300 - LOC COMMERCIAL	1300 - LOC COMMERCIAL
1350 - LOC RW	1350 - LOC RW
1400 - LOC HWY	1400 - LOC HWY
1450 - LOC MAINSTREET	1450 - LOC MAINSTREET
150 - Living_Area	150 - Living_Area
1550 - NOSIDEWALK	1550 - NOSIDEWALK
1600 - GRSTREET	1600 - GRSTREET
200 - BMT Area	200 - BMT Area
250 - BMTRM Area	250 - BMTRM Area
2ND GARAGE	2ND GARAGE

Add controller :



Add entity configuration:

Entity configuration

Attributes

of Fireplaces
100 - Land_Area
1000 - SWIMMING POOL
1050 - AIR_CONDITIONING
1100 - EFF_AGE
1150 - NBHD
1200 - LOC APTARTMENT
1250 - LOC GREENSPACE
1300 - LOC COMMERCIAL
1350 - LOC RW
1400 - LOC HWY
1450 - LOC MAINSTREET
150 - Living_Area
1550 - NOSIDEWALK
1600 - GRSTREET
200 - BMT Area
250 - BMTRM Area
2ND GARAGE
300 - Const. Type
350 - GAR TYPE
350 - GAR_TYPE
400 - 2ND GAR AREA
450 - CP_AREA
500 - PORCH_AREA
550 - PATIO_AREA
600 - SHED_AREA
650 - DECK_AREA
700 - FIRE PLACE
800 - CONDITION
850 - HEAT_TYPE
900 - EXT_PLUMBING
950 - HOT_TUB
Abuts Apartment
Abuts Commercial
Abuts Greenspace
Abuts HWY
Abuts R/W
Abuts_Mainstreet
AGE ADJUSTMENT
AIR CONDITIONING
AREA
Basement Area
BASEMENT AREA

Filters by system ID

Attribute	System ID	
Year Id	year id	
P Id	parcel id	
Frozen Id	frozen id	

Filters by constants

Attribute	Operator	Constant
-----------	----------	----------

Order by

Attribute	Direction
-----------	-----------

▲
▼

Reposition

Attribute	System ID
-----------	-----------

ID setters

Attribute	System ID	
MRA ID	Mra ID	
Frozen Id	frozen id	
P Id	parcel id	
Year Id	year id	

OK Cancel

GNA

Profile     1 Of 4

Properties Links Queries

Forms

- MA001 - CAMA - Building Drawing
- MA014 - CAMA - Property Info
- MA015 - CAMA - Sale Information
- MA017 - CAMA - Land Information
- MA021 - CAMA - Value Override
- MA026 - CAMA - Buildings
- MA016 - CAMA - Site Information
- MA065 - Market Fair Value**

Reports

- mainvent.rpt - Mass. A
- masale.rpt - Sales Rati
- masale_cls.rpt - Sales I
- masale_cls1.rpt - Sales
- masale_cls2.rpt - Sales



Add

Batch Processes

- Fin - Audit Finalized
- Pen - Audit Pending

GSM

Role: Govern Users

Save Refresh Close

General Permissions

Permissions per application:

Application	E	Alt. E	V	Alt. V	I	Alt. I	U	Alt. U	D	Alt. D
GIS	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
GNA	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐
Govern	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐
Menu	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Profiles	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Appraisal	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Batch Processes	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
External Commands	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
OpenForms	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Building Drawing	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Buildings	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Land Information	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Property Info	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Sale Information	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Site Information	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
CAMA - Value Override	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Market Fair Value	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Queries	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Reports	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Name and Address	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Property Control	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
SAMA	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Govern Scheduler	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐
OpenForms Designer	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐
Query Tool	☒	☐	☒	☐	☒	☐	☒	☐	☒	☐
Validation Tables	☐	☐	☒	☐	☒	☐	☒	☐	☒	☐

Govern

(1) Appraisal (2014) 

Dataset Treeview

- TAX MAP SHIEL-505049100
 - CAMA - Building Drawing
 - CAMA - Property Info
 - CAMA - Sale Information
 - CAMA - Land Information
 - CAMA - Value Override
 - CAMA - Buildings
 - CAMA - Site Information
 - Market Fair Value

Market Fair Value

• CAMA Fair Market Value    

MRA Information Market Elements

of Fireplaces 

100 - Land_Area

1000 - SWIMMING POOL

1050 - AIR_CONDITIONING

1100 - EFF_AGE

1200 - LOC APTARTMENT

1250 - LOC GREENSPACE

1300 - LOC COMMERCIAL

1350 - LOC RW

1400 - LOC HWY

1450 - LOC MAINSTREET

150 - Living_Area

1550 - NOSIDEWALK

1600 - GRSTREET

200 - BMT Area

250 - BMTRM Area

2ND GARAGE 

300 - Const. Type

350 - GAR TYPE

350 - GAR_TYPE

400 - 2ND GAR AREA

450 - CP_AREA

500 - PORCH_AREA

550 - PATIO_AREA

Control – Market elements

The MRA information has a custom control showing a grid to manage market elements for the MRA.

Functionalities

1. Show control in a xceed grid
2. Save all the market elements from the grid when the save button of the MRA is clicked.
3. Create audit on each market elements records. (Not implemented yet)
4. Delete all the market elements from the grid when the delete button of the MRA is clicked.
5. Load market elements when there is a current MRA and a site no and model code is selected by getting the predefined market elements with the following tables depending on the associate site number and MRA model code:
6. Reload the content of all element code combo box depending on the matrix.
7. Each row has a label, combo box, text box and a check box. The textbox is always disabled. When the checkbox is checked, the textbox will be editable.
 - Label: Description of the market element (Fix)
 - Combo Box: Element code (User defined)
 - Text Box: Value (User defined)
 - Check Box: Override the value in the Text Box (User defined)
8. Add security on the column in the grid:
 - a. Market Element Override:
 - When the override is not visible or read-only then element value is read-only.
 - b. Market Element Code

Configuration

Only need to add setup in OFD and GSM.

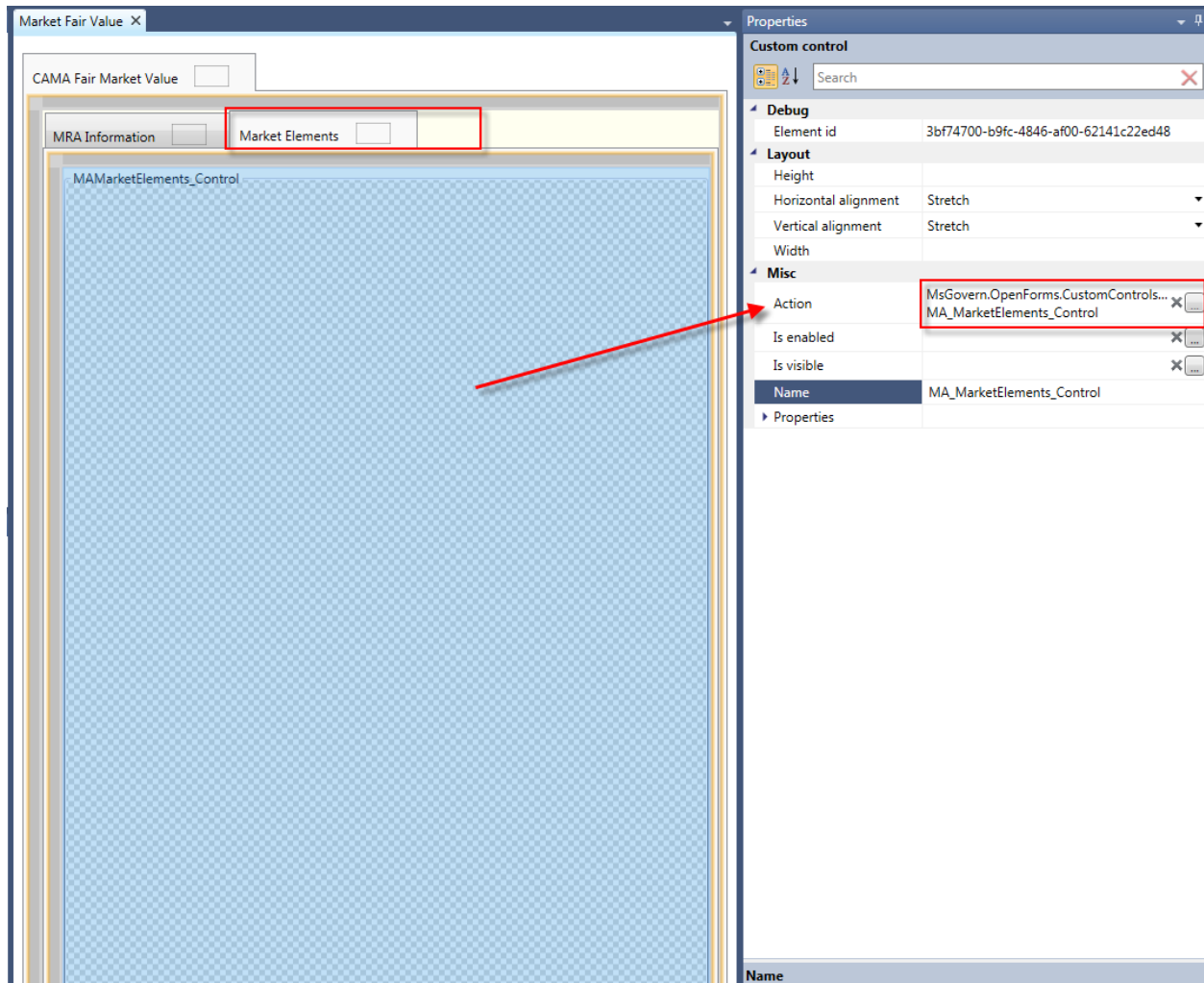
Need to do the setup of the MRA market fair value in VB6. Please check in the VB6 documentation to see how to create new market element and matrix.

BED

N/A

OFD

Add control:



The screenshot displays the 'Market Fair Value' form with a tabbed interface. The 'Market Elements' tab is selected, showing a large blue grid area labeled 'MAMarketElements_Control'. A red box highlights the 'Market Elements' tab, and a red arrow points from it to the 'Action' property in the Properties window. The Properties window on the right shows the 'Custom control' section with the following details:

Custom control	
Search	
Debug	
Element id	3bf74700-b9fc-4846-af00-62141c22ed48
Layout	
Height	
Horizontal alignment	Stretch
Vertical alignment	Stretch
Width	
Misc	
Action	MsGovern.OpenForms.CustomControls... MA_MarketElements_Control
Is enabled	☒
Is visible	☒
Name	MA_MarketElements_Control
Properties	

Extension selector

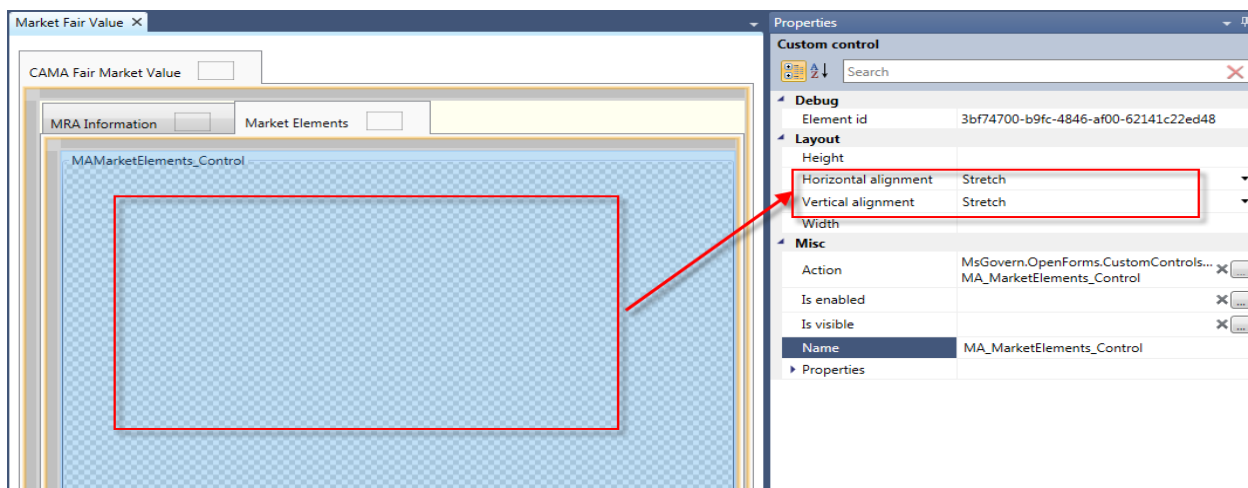
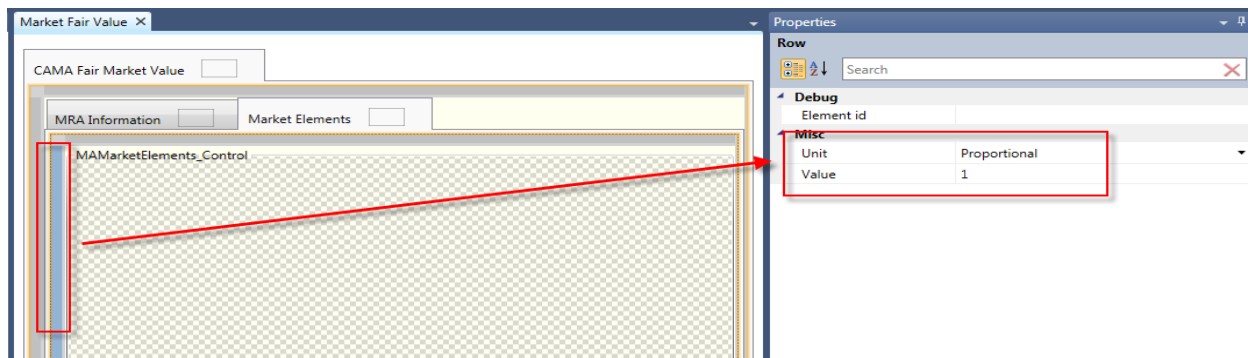
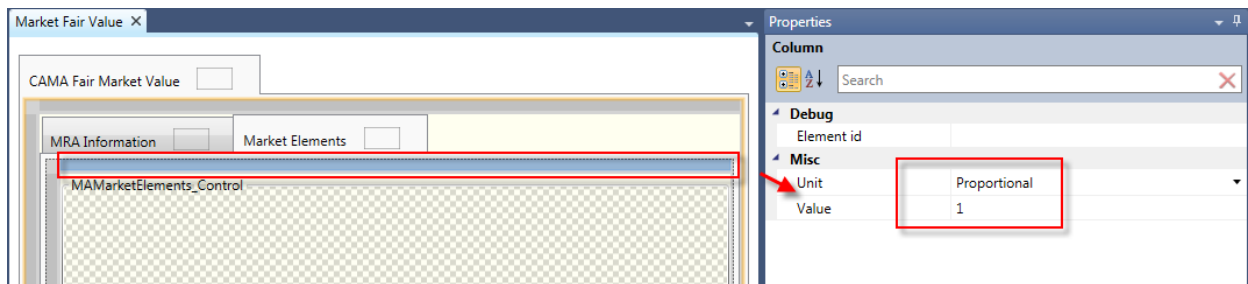
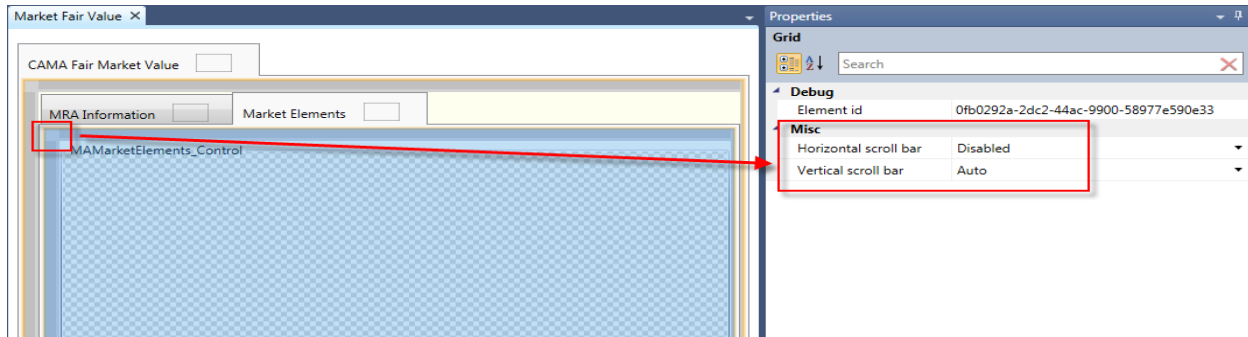
Folder: C:\MsGovern.Net\Development\Src\GovernNet\Application\MsGovern.OFD\OFD\bin\x86\Debug\CUSTOMCOI

☒ Only show classes that implement the custom control interface

Assembly	Class
Search in assemblies	Search in classes
MsGovern.OpenForms.CustomControls.dll	ExampleCustomControl
	MA_BuildingInformation_Control
	MA_BuildingStructuralElements_Control
	MA_LandAdjustments_Control
	MA_MarketElements_Control
	MA_Sales_GrantorGrantee_Control
	MA_Sales_LinkedParcels_Control
	PC_BuildingAddress_Control
	PC_BuildingInformation_Control
	PC_Deeds_GrantorGrantee_Control
	PC_Deeds_LinkedParcels_Control
	SAM_PC_LegalIndex_Control
	SAM_PC_LegalIndex_Label
	ViewQueryCustomControl

OK Cancel

Some design tips for a good looking Market Elements control



GNA

N/A

GSM

N/A (Waiting for techno changes)

Govern

(1) Appraisal (2014)

Dataset Treeview

- TAX MAP SHIEL-505049100
 - CAMA - Building Drawing
 - CAMA - Property Info
 - CAMA - Sale Information
 - CAMA - Land Information
 - CAMA - Value Override
 - CAMA - Buildings
 - CAMA - Site Information
 - Market Fair Value

History

Govern IDs

Central Notes

Market Fair Value

MRA Information

Market Elements

Site No: 1

Market Model: MELFO

Market Element Name	Code	Value	Override
100 LAND VALUE			☐
120 LAND SERVICING ADJ			☐
150 LIVING AREA ADJ			☐
200 BASEMENT AREA			☐
250 BASEMENT FINISH			☐
300 CONSTRUCTION TYPE/STORIES			☐
310 MF/SEMDE/TOWNHS			☐
350 GARAGE TYPE			☐
400 2ND GARAGE			☐
450 CARPORT			☐
500 PORCH/CV/SOL/MHPOR			☐
550 PATIO			☐
600 SHED			☐
650 DECK/OV			☐
700 FIREPLACE			☐
750 MAIN SEC QUALITY			☐
800 MAIN SEC CONDITION			☐
810 POOR QUALITY FACTOR			☐
850 INFERIOR HEATING			☐
900 EXTRA PLUMBING			☐
950 HOTTUB			☐
1050 AIR CONDITIONING			☐

Dataset T Forms Ex Reports E Batch Pro

Action – Refresh Data

1. Refresh the data in the form.
2. The button is always visible as long as the compute is not completed in the daemon.
 - a. Check the column MODIF_STAMP of the root table.
 - When the MODIF_STAMP = NULL, the daemon haven't execute the compute, otherwise the current date time is saved in MODIF_STAMP.
3. The button is always enabled.
4. Button include in the controller.