Building Structural Elements and Features

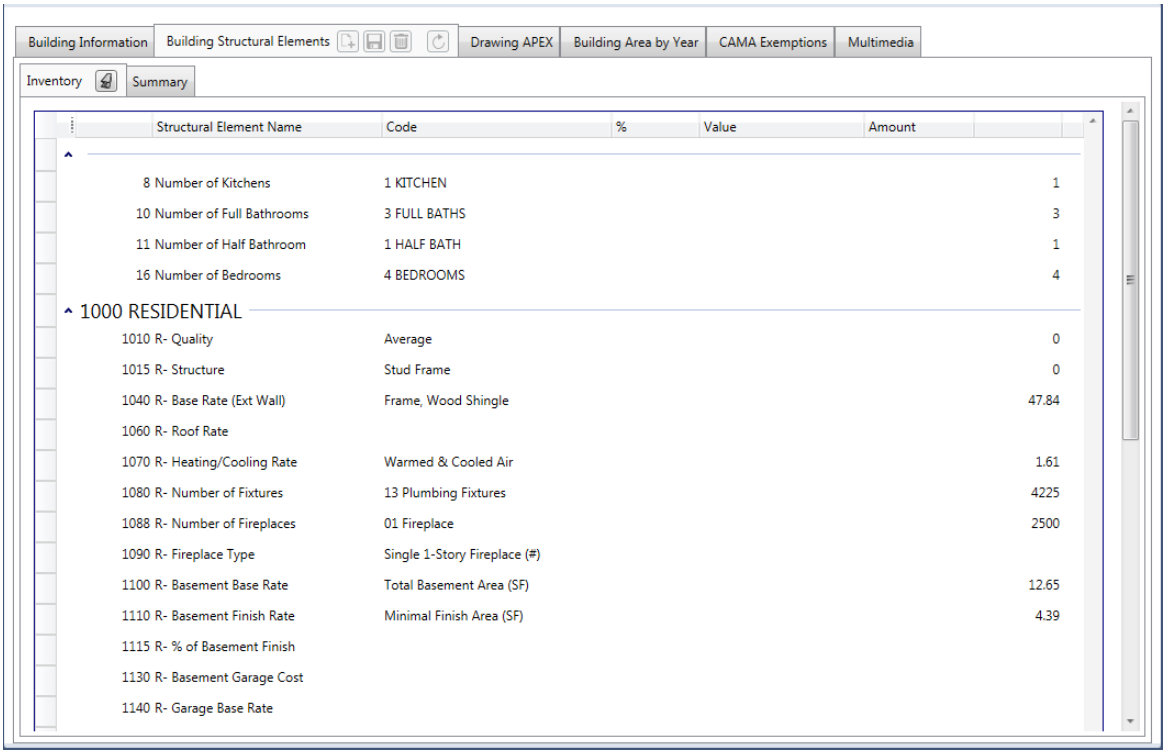
Overview

The *Building Structural Elements and Features* (BSE) form maintains details on each structural element within the selected building. By default this form has two dividers, Inventory and Summary.

The **Inventory** divider lists the structural elements by description and code. The user selects codes and includes comments, as applicable, for the current building. The **Summary** tab displays totals for the building by area, value, and adjustments.

To access the Building Structural Elements form:

1. Launch Govern.
2. Open a Profile that contains Building Structural Elements.
3. Open the **Building Structural Elements** form.



4. Perform a search and load the property record to the form.

Prerequisite Forms

The following forms are required:

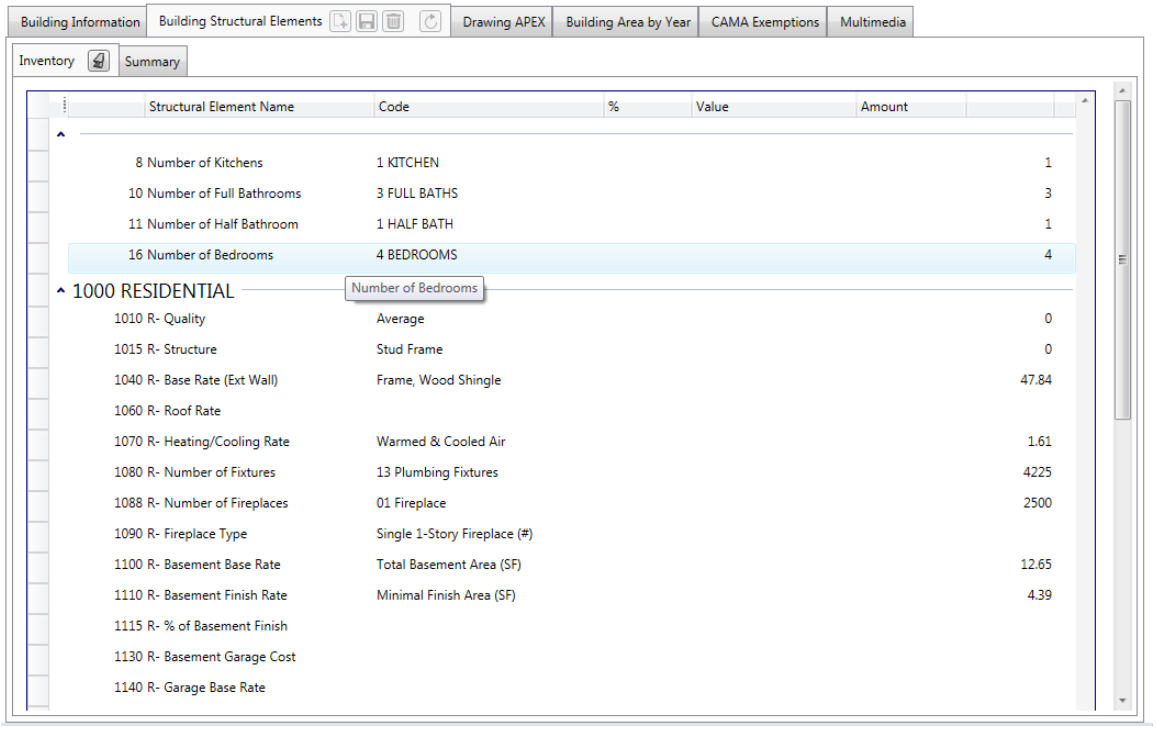
- **Site Information**: for calculating the required site adjustments applicable to the building. *Refer to the Mass Appraisal General Information guide for details*.
- **Buildings**: for defining the general information on the building.

Note: Ensure that you save the building to Mass Appraisal.

- *See Buildings on page 139*.

Tooltip

A tooltip appears when you hover your mouse over the structural element name, as in the following screen shot.



Building Structural Elements and Features Icons

Saving the BSE: Click the **Save icon** to save a new record or any modifications to an existing one.

Note: The "ModifStamp" field is set to NULL for all properties that have the changed code. When using a Mass Appraisal function related to that code, the User is prompted with a message for saving the record, even if no changes were made.

Deleting BSE Records: Click the **Delete** icon to delete the current record. A confirmation message is displayed. Click **Yes** to continue.

Inventory

The **Inventory** divider lists the structural elements that apply to the selected Model Code as defined in Govern Admin. The user can selected structural element codes for the structural elements, as applicable.

Site No. Select the site number from the drop-down list (Table: MA_SITE). Refer to the *Govern CAMA: General Information* guide for details on defining site information.

Building Use Code: Select the Building Use Code from the list box. *See Mass Appraisal Building Use Validation Table on page for detail*s (Table: VT_USR_BLDGUSE).

Model Code: Select the Building Model from the drop-down list. The structural element codes that apply to the selected model are displayed in the list (Table: VT_USR_MODEL).

Sub Model Code: Select the Sub-model Code from the drop-down list. This is used for associating a secondary model with the building.

Actual Year Built (AYB): Enter the year the building was constructed.

Effective Year Built (EYB): In this optional field, enter the effective year that the building was built. For example, this can be used when the appraised quality and condition of the building are more typical of a building constructed in a different chronological year.

The depreciation is calculated by subtracting the **Effective Year Built** from the **Depreciation Year** entered on the *Mass Appraisal General Parameters* form and then

taking the value for the number of years for the depreciation table selected on the *Building Use Validation Codes* form.

If the **Effective Year Built** field is left blank, the depreciation is calculated on the Actual Year Built.

The Structural Elements are listed by sequence number. By default, the column headings are Structural Element Name, Code,%, and Value.

Sequence Number: The sequence numbers are assigned to the structural elements in Govern Admin. The order is important in calculations if the value of one structural element is dependent on the value generated by another.

Structural Element Name: The short description of the structural element is displayed in this column.

Code: Scroll to the structural element that you want to update. When you mouse over an item, a dropdown list appears if you can add information. If required information is missing, when you click **Save**, the item is outlined in red and a red dot appears to the left of the icons at the top of the form.

Percentage (%): This field is enabled as defined for the structural element by the administrator in Govern Admin. When you can enter a percentage value, the grid displays a different shade and the field is enabled.

For certain structural elements, multiple structural elements names may be displayed. It may be required that the total percentage value for these elements equal 100%. These elements are listed in order.

This is illustrated in the following scenario:

In this scenario, three values can be entered for the porch base of a building. For the current value, these are: 50% Screened Walls, 25% Solid Wall, and 25% Knee Wall with glass. In this case, the values must be equal to 100%.

However, in other cases it may not be important that 100% of the material or other property defined for the structural element is known.

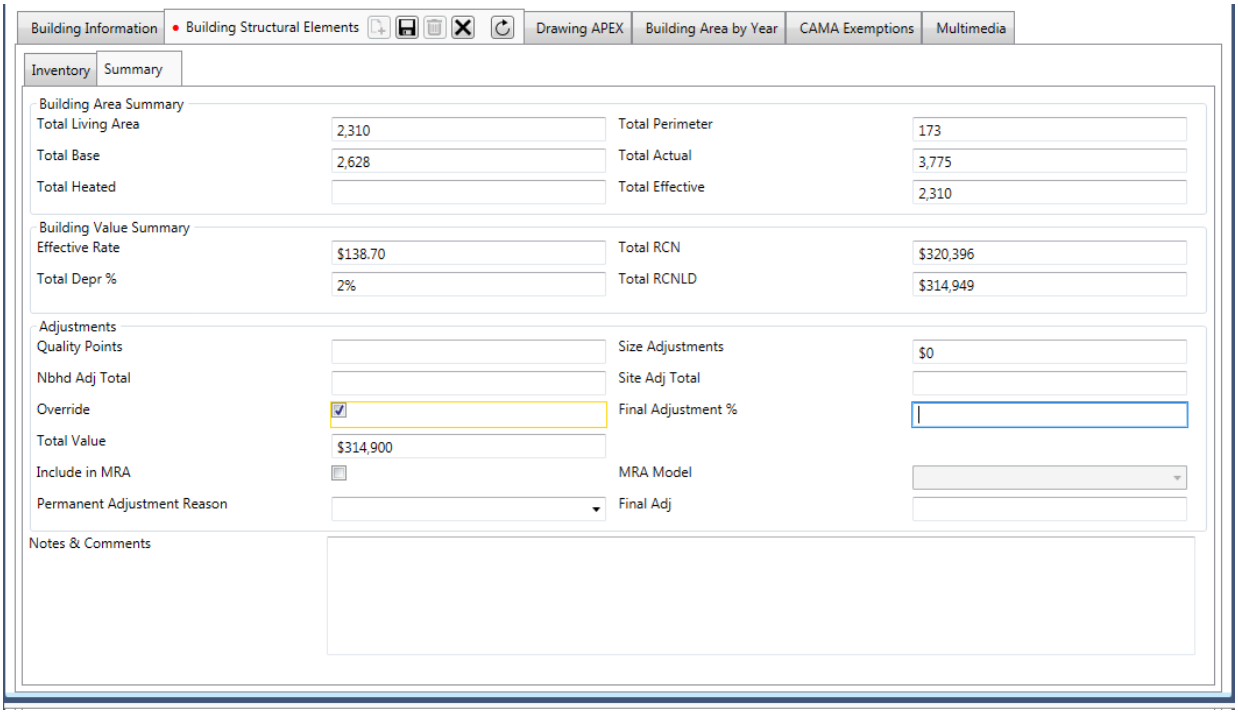
If it is required that the percentage values equal 100% and they do not, an error message is displayed.

NEW For some single structural elements, a percentage can be entered if the percentage field is enabled. According to the administrative setup, this percentage is applied on the computed rate or used for display purposes.

Value: After selecting the structural element codes, click **Save** to display the values for each structural element. The value is calculated by applying the value for the code, as defined in the *Building Structural Element Validation Codes* form, and any values defined by logical expressions, formulas or queries set up in the **Additional Columns** fields.

Additional Columns: The additional columns are used for entering additional details on the structural element. Up to three additional description and codes can be added, as well as comments, a percentage or a flat amount value, as defined on the *Mass Appraisal General Parameters* form and on the *Building Structural Elements* validation tables in Govern Admin. *See page 5 and page 38 for details*. Data entered in these columns are not used in calculating values unless they are logical expressions, formulas or queries and referred to by other fields.

Building Structural Elements Summary



The BSE Summary displays data for the building area, values, adjustments, and totals. With the exception of the Income and the Notes and Comments, fields, these

values are automatically generated and cannot be modified from this form. However, you can select the Override option and override the Final Adjustment and Total Value.

Summary

The Summary values, **Total Living Area**, **Total Perimeter**, **Total Base**, **Total Actual**, **Total Heated** and **Total Effective** are taken from the Building Area divider of the *Building Drawing* form. The total is the sum of all area codes listed on the MA - Govern Sketch > Area Codes divider.

Building Structural Elements Summary

Parameter	Description
Effective Rate (also called Building Rate)	The **Effective Rate** is calculated from the rate entered on the *Building Use validation code* form and applied to either the selected area or to effective area, if no type is selected. This total is divided by the **Effective Area**. **Area Type** * **Rate** / **Effective Area**
Total Replacement Cost New (RCN)	The Total RCN is calculated for the building by multiplying the **Quality Points** from the *Quality Points validation code* form by the **Effective Area**; then by the **Effective Rate**; then by the **Size Adjustment** **Quality Points** * **Effective Area** * **Effective Rate** * **Size Adjustment**

Parameter	Description
Total Depreciation Percentage (Total Depr.%)	The **Total Depreciation Percentage** is calculated by totaling the values from all the applicable depreciation codes; these include the depreciation table selected for the Building Use Code as well as the applicable Building Structural Element Depreciation Codes, that are set up for user-defined criteria such as Economic or Functional Obsolescence or damage due to a fire or flood. The depreciation for the Building Use Code is based on a value, set up in the selected depreciation table, for the number of years between the **Depreciation Year**, entered on the *Mass Appraisal General Parameters* form and the **Effective Year Built** entered on the *Building Drawing* form. *See the Mass Appraisal General Parameters section on page 5 for details*. The Building Structural Elements Depreciation Validation Codes are added, subtracted, multiplied or divided according to the value selected in the Operator field on the Validation Table form. For example, **Number of Years** + **Functional Obsolescence** + **Fire Damage**
Total Replacement Cost New Less Depreciation (RCNLD)	The Total RCNLD is calculated by subtracting the depreciation from the RCN value. RCN - **DEPR**

Adjustments

Parameter	Description
Quality Points	Total Quality Points assigned to the building as set up in the *Quality Points* validation codes form.

Parameter	Description
Size Adjustments	To calculate the Building Size, the Building Size, entered for a standard building on the *Size Adjustment Validation Codes* form, is divided by the **Effective Area** of the selected building. This value is then multiplied by the **Adjustment Ratio**, entered on the same form. 1 is added and then the same **Adjustment Ratio** is subtracted from the total. Building Size / Effective Area * Adjustment Ratio + 1 – Adjustment Ratio If the final result is less than the **Maximum Adjustment** and greater than the **Minimum Adjustment** value entered on the *Size Adjustment validation codes* form, it is used for the size adjustment. Otherwise, the **Minimum Adjustment** or **Maximum Adjustment** value is used.
Neighborhood Adjustment (NHBD Adj.) Total	The **Neighborhood Adjustment** is set up in the *Mass Appraisal Neighborhood validation table* form. *Refer to the Mass Appraisal General Information guide for details*.
Site Adjustment Total	The Site Adjustment is taken from the Site Information form. Refer to the *Mass Appraisal General Information* guide for details.
Override	If this option is selected, the user can enter a value in the **Final Adjustment** field in order to override the **Total Value**.
Final Adjustment	This field is enabled if the **Override** option is selected. Enter a value. This is added to the Total Value (RCNLD + SITE ADJ. + NEIGH ADJ)
Total Value	The Total Value is calculated by adding the **Neighborhood Adjustment** and the **Site Adjustment** to the **RCNLD** value. RCNLD + SITE ADJ. + NEIGH ADJ.
Notes & Comments	Enter notes and comments in this field as applicable.

Adding Building Structural Elements Values to MRA and Income Data Calculations

You can add the building value to the MRA or the Income Data records. According to the method you are using, the value is added to the Property Information form. If you are using the Income (DIR) or Income (GRM) method, the value is added to the Income Data record. If you are using the Market Approach method, the value is added to the MRA form.

This Building Value is calculated as follows:

Total Building Value = RCNLD + Site Adjustment + Neighborhood Adjustment

Include in Income: Select the **Include in Income** option on the **Summary** divider to include the total building value from the *Building Structural Elements and Features* form in the income calculation.

When you select this option, the **Income ID and Category** dropdown list is enabled.

Income ID and Category: Select the Income ID and Category to which you want to add the total building value from the dropdown list.

Note: You can override this value on the *Mass Appraisal - Income Data* form.

Include in MRA: Select the **Include in MRA** option on the **Summary** divider to include the total building value from the *Building Structural Elements and Features* form in the calculation for the selected MRA Model.

When you select this option, the **MRA Model** dropdown list is enabled.

MRA Model: Select the MRA model to which you want to add the total building value from the dropdown list.

Note: You can override this value on the *Mass Appraisal - MRA* form.