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# AUMENTUM® VALUATION



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# INTRODUCING AUMENTUM VALUATION

OUR LATEST GENERATION, VALUATION SYSTEM  
GIVES YOU THE INFORMATION YOU NEED  
WHEN YOU NEED IT

# YEARS IN THE MAKING BY PEOPLE WHO KNOW

DESIGNED BY VALUATION PROFESSIONALS AND SUPPORTING INTERNATIONAL BEST PRACTICES, AUMENTUM VALUATION IS THE REALIZATION OF DECADES OF KNOWLEDGE AND EXPERIENCE

Easy-to-use and configure, our browser-based Aumentum Valuation system gives you multiple deployment options including SaaS, on-site and hosted. Aumentum Valuation delivers a complete range of appraisal tools by using the latest advancements in GIS, Sketching and Workflow. And with screens designed for intuitive visual-efficiency, your staff easily and confidently navigates the application—finally, making “true usability” a reality.

## PROVIDING YOU BEST-IN-CLASS FUNCTIONALITY

A key module in our government revenue management suite, Aumentum Valuation provides you intuitive tools for handling common appraisal related challenges—such as allowing the final value determination for an appraisal site to be distributed to the parcels associated with the site. Its robust functionality gives you crucial point-in-time appraisal capabilities and multiple methods of valuation within each of the main valuation approaches, while also providing much sought-after appraisal and spatial analysis capabilities.

*Provides crucial point-in-time appraisal functionality coupled with spatial analysis capabilities.*

## READY WHEN YOU ARE

Developed on the Aumentum iFramework™, a technology platform built on Microsoft.NET®, Aumentum Valuation is a modifiable and ready-to-install, off-the-shelf system. It is completely insulated from technology changes and seamlessly integrated with the entire Aumentum suite of products. This seamless integration provides your staff with the time-saving capabilities of inquiring, data mining, reporting, and workflow to track a parcel from creation through valuation, assessment and taxation.



# AUMENTUM VALUATION KEY COMPONENTS

**Records** — provides a single data entry source delivering time savings and increased data accuracy to your jurisdiction. It is the core component of every Aumentum installation. It provides a complete inventory of the parcels, filings, business revenue or movable properties along with a list of the legal parties who have an interest in the inventory including:

- Unlimited number of owners, interested parties, and other information that can be associated with a parcel, filing or business revenue.
- Follow-me addressing ensures deliverability of documents. It assigns multiple addresses by date range to accommodate taxpayers who travel extensively and want their correspondence, and other documents mailed to them at a different address. Unlimited number of addresses allowed.
- Ability to link Legal Parties with aliases such as “also known as” and “formerly known as” or “doing business as.” Once this linkage is done, searches within the database will return all instances.
- Workflow and event-driven transfers, splits, merges, and other information.
- The ability to designate a related legal party to receive duplicate notices, correspondence, and other important documents.

**Assessment Administration** — is designed to handle the most complex property assessment rules—it correctly maintains the property inventory and valuation data used to determine assessed values for the assessment roll. These functions include:

- Calculation engine to compute intermediate, final taxable, corrected taxable and other required values from assessed values.
- Development of all Abstract reports.
- Triggering of automatic correction events by the addition of value modifiers, a change in valuation maintenance, or certain changes in Records that are processed after the fact.

**Real Property** — provides a configurable valuation engine that supports multiple methods of valuation within each of the main valuation approaches. Each calculation engine is independently built and subscribes to the appropriate attributes from a standardized attribute set. Real Property supports:

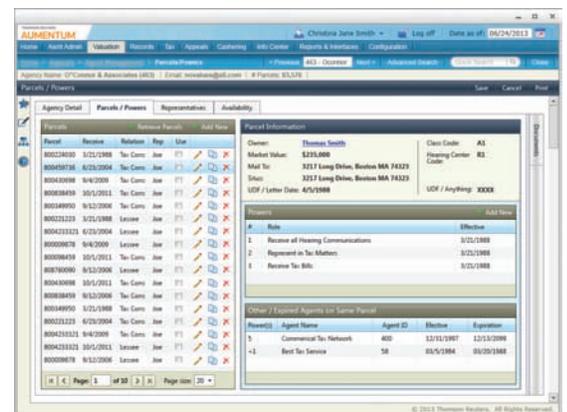
- Multiple Cost Approaches.
- Comparison Approaches such as Modeled, Interactive and Sales/Assessment Comparables.
- A number of Income Approaches, including Reported Income, Modeled Income and Discounted Cash Flow.
- Multiple Regression Analysis.
- Reconciliation of value indication from different valuation approaches.
- Values and characteristics stored separately in order to support out-of-order processing.
- Innovative sketch functionality coupled with Pictometry and GIS integration providing up-to-date, accurate property valuation.

**Personal Property** — has a complete import and discovery preview tool to match, preview and then merge data from external sources. In addition, integration with reporting services provides customized standard system reports, filings and extracts using Aumentum-provided system templates. Personal Property also provides:

- Customizable valuation schedules and valuation methods that allow jurisdictions to configure required or specific approaches to value.
- Identification of accounts with a customized status indicator allowing report generation and tracking of accounts for posting and billing.
- Mass-data-entry and batch processing that tracks property through an established yearly workflow cycle which eliminates redundant data entry and the need to update every property prior to the creation of filings, notices and tax bills.

**Appeals** — Configurable to meet your needs regardless of the size the jurisdiction or degree of complexity of your processes. It supports any number of appeal levels, each following different rule sets configured by you. Additionally, Aumentum Appeals includes:

- Property Tax Agent tools for managing the simple or complex relationships of representatives to parcel ownership.
- Exclusive and powerful scheduling tool that provides your managers the unique ability to match available internal resources to pending appeals and cases—for approval or adjustment as necessary.
- Fully functional queuing system for easy assembly and movement of people in-and-out of hearings and locations.
- Configurable hearing workflow which may include hearing packet creation, completion results, statistic reporting, etc.



# AUMENTUM VALUATION FEATURES

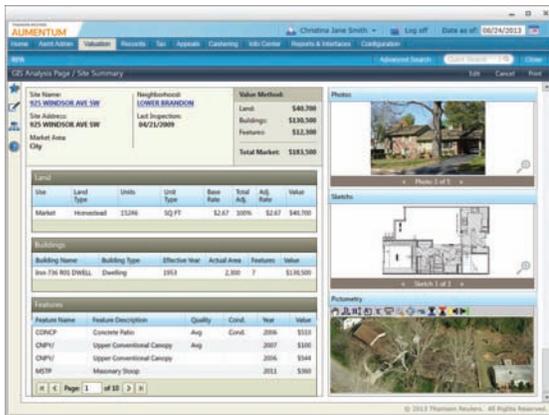
**Data Management** — Your most vital asset in the valuation of property is accurate data characteristics which must be managed independently of valuation methods. That is why we developed a customizable configuration for versioned data within Aumentum Valuation. Its well-organized structure allows you and your staff to see what the property looked like at any point in time. To ensure accuracy, the data infrastructure supports the processing of property characteristic changes as well as changes to prior year's data, current data and future assessment data.

**GIS Integration** — Through the use of Aumentum GeoAnalyst's integration with Esri's ArcGIS® Server you will not only be informed via the data you maintain but through spatial tools as well. This provides your staff the ability to assess the scale and magnitude of problems, so they can make informed decisions, swiftly and confidently.

**Pictometry® Integration** — Pictometry Online allows your staff to easily and quickly access oblique and orthogonal images to measure area, perimeter and height of any structure or property without ever having to leave the office. By providing an alternative to field visits to properties, these desktop-valuations offer significant cost savings. They can help you uncover substantial volume of new taxable properties and improvements which in the past might have been virtually impossible to see because of inaccessibility or obstructions.

**Workflow Tools** — Provide your staff with the essential means to manage critical business processes and view task lists within the Aumentum application. At the same time, your managers can easily track allocation of tasks and measure productivity. This more efficient use of staff drives direct cost savings and allows managers to ensure organizational success by easily monitoring processes and staff effectiveness.

**Multiple Methods of Valuation** — The architecture of Aumentum Valuation allows control throughout the calculation of final values. It supports multiple methods within each of the main valuation approaches. Each calculation engine is independently built, subscribing to the appropriate attributes from a standardized attribute set.

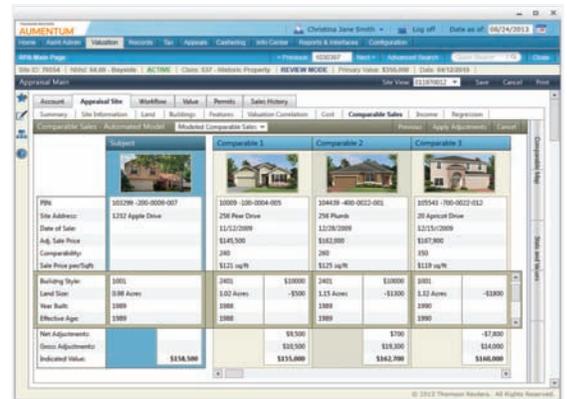


**Real Property Site Summary** — analyzes data including GIS, Pictometry and Sketch

**Sketch Integration** — Aumentum Smart Sketch's integration with Real Property provides the perfect pairing of valuation and sketch technology. With the proven capabilities of APEX technology as its foundation, our sketch tool is exclusive and customized to include Real Property specific functionality in a browser environment.

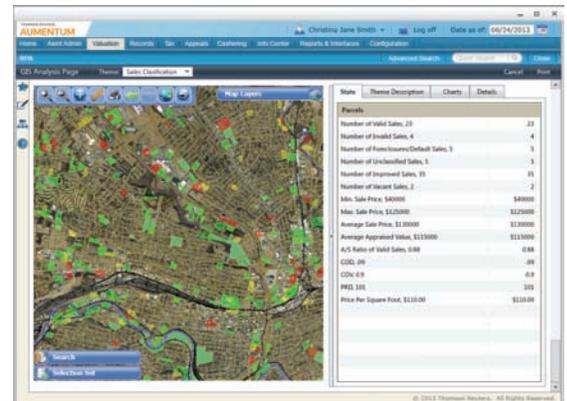
**Field Computing** — Your staff can easily capture and update property characteristics from field locations using the same configurable business rules as those run in the office. Aumentum's field data collection tools also provide all electronic copies of relevant documents, photos, sketches and maps available at desktop level.

**Correspondence and Reporting** — In a seamless, user-friendly Microsoft application environment, your staff will be able to create letters and forms using Aumentum correspondence tools. When more complex reporting requirements are needed, we provide these through the use of Microsoft SRS.



**Real Property Comparable Sales**

**Analysis Tools** — Provide decision support for the building of valuation models as well as the statistical validation of prior years' valuations. Regression analysis, neighborhood analysis, depreciation analysis and spatial analysis tools are included to ensure uniform and equitable values are applied across your entire jurisdiction. They are also a key component of a comprehensive valuation standards program and a mechanism for verification of the accuracy and equality of proposed valuations prior to placing the values on your assessment roll.



**Real Property GIS Analysis**



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## TRANSPARENT EQUITY

### CAPE TOWN, SOUTH AFRICA, UPDATES VALUATION SOLUTION

In preparation for its general re-evaluation of all taxable properties, the City of Cape Town upgraded to Aumentum. According to Christopher Gavor, Director of the City's Valuations Office, Aumentum provided the increased flexibility and functionality needed to ensure fair and equitable valuations coupled with public transparency. "We needed to ensure that all checks and balances were in place to make a fair general evaluation a reality and to give effect to the fair distribution of rates among taxpayers" said Gavor.

In 2009 the Valuations Office conducted a general re-evaluation of the city's 780,000 taxable properties. Using Aumentum the results exceeded expectations. Objections filed after the 2006 valuation approximated 100,000. With Aumentum, 2009 objections dropped to less than 36,000, a decrease of nearly 65 percent.

On January 29, 2010 the City's general valuation roll was certified and made available to the public for inspection. During this time, property owners were

able to object to the value assessed on their properties. In the past, owners who objected had to complete a paper form provided by the Valuations Office. With Aumentum, owners can now send queries and objections by email after reviewing the details of their property online on the Valuations Office's website. This allows the Valuations Office to capture objections in real-time and issue an immediate acknowledgment to the property owner.

In addition, "With Aumentum's workflow-centric system all of our teams—data collection, valuers, modeling, business environment and customer interface—can work together, at the same time and from the same set of real-time data, helping us to become more efficient while reducing errors and increasing productivity," said Gavor. "Aumentum will be of great overall value to our office because it will allow us to integrate the use of future technologies to maximize efficiency in the way we do our business."

*To read more about the City of Cape Town's use of Aumentum, please visit: [tax.thomsonreuters.com/amentum/capetown](http://tax.thomsonreuters.com/amentum/capetown)*

# LOWER COST OF OWNERSHIP

## BUILT FOR MAXIMUM FLEXIBILITY

Aumentum is a browser-centric application providing fast and secure access to databases throughout all Aumentum applications—helping you to easily navigate from screen to screen, interact-in-workflows and run reports and batch jobs. Aumentum supports robust business features and facilitates legislative updates while insulating that functionality from technology updates and changes.

Aumentum has been designed to be highly configurable and adaptable providing you with a wider range of uniform application features and benefits than most custom-built systems—at a lower cost of acquisition and ownership. Aumentum not only saves you money, but it is easier and faster to deploy, helping to reduce the time and project management cycle from installation to operation. This time and cost savings, coupled with Aumentum's flexible service-oriented architecture to allow for integration with other government information management systems, results in reduced risk for you.

# GLOBAL LEADERSHIP

Thomson Reuters is the world's leading source of intelligent information for governments, businesses, and professionals. Combining industry expertise with innovative technology, we deliver critical information to leading decision makers.

Aumentum simplifies the revenue management lifecycle for governments around the world. Our unique combination of technology enhanced by experience enables you to optimize revenue generation, support sustainable growth and improve services to the public.



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