



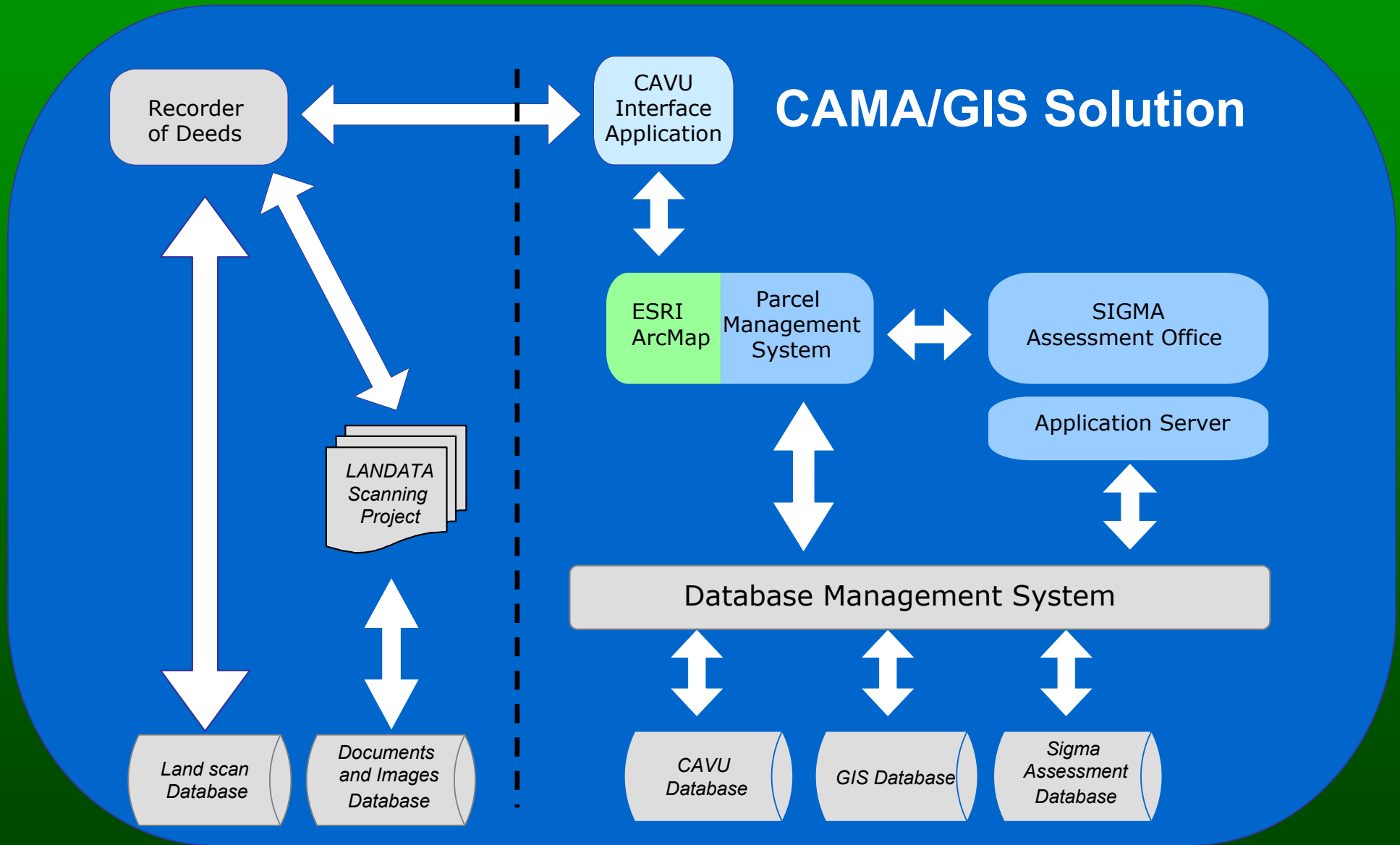
# GIS and Property Revaluation



- Install New Systems
  - Parcel Management and Billing
  - Property Characteristics and Valuation
  - Update existing GIS and integrate it with the new systems
- Recollect all Property Data
  - Vacant land
  - Buildings
    - Residential (houses, condos, time-shares)
    - Commercial
    - Industrial

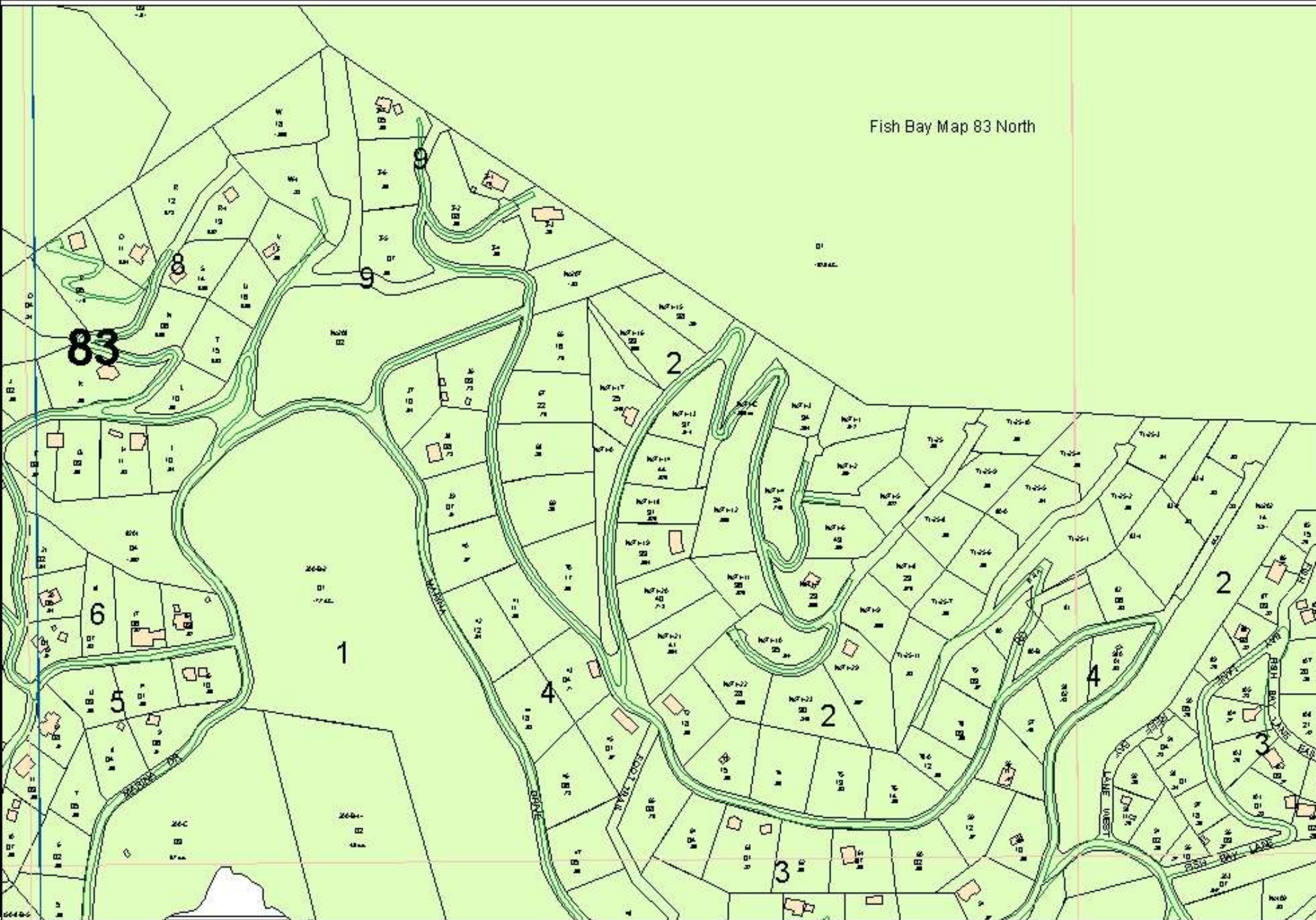
- Collect Market Data
  - Sales
  - Cost
  - Income
- Market Analysis
- Market Valuation Models

- Value Review
- Value Notices to Taxpayers
- Value Finalization



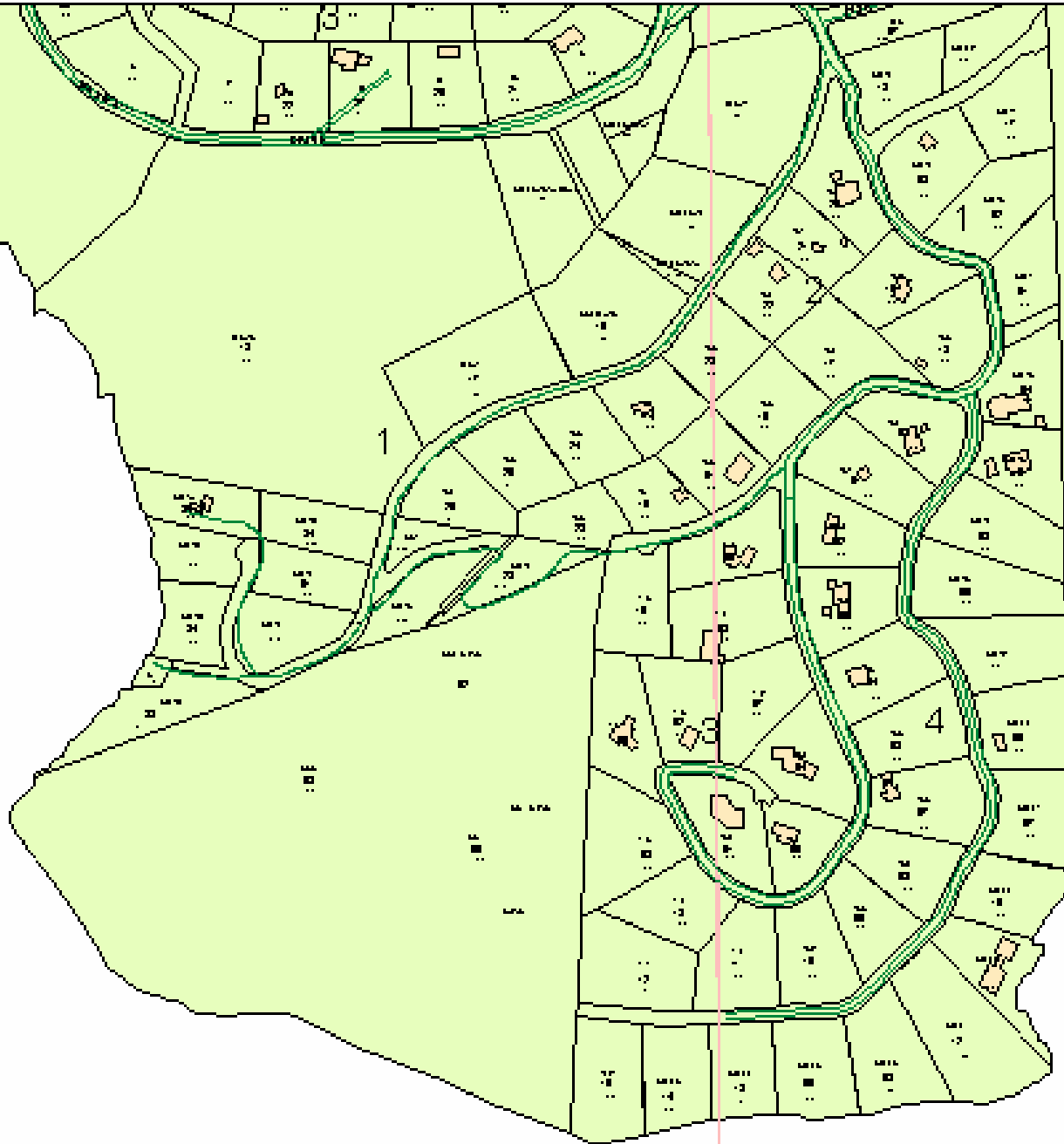
- Finding the Properties
  - Field Maps for data collectors
  - Looking for individual properties

Fish Bay Map 83 North



Fish Bay Map 83 Base

83



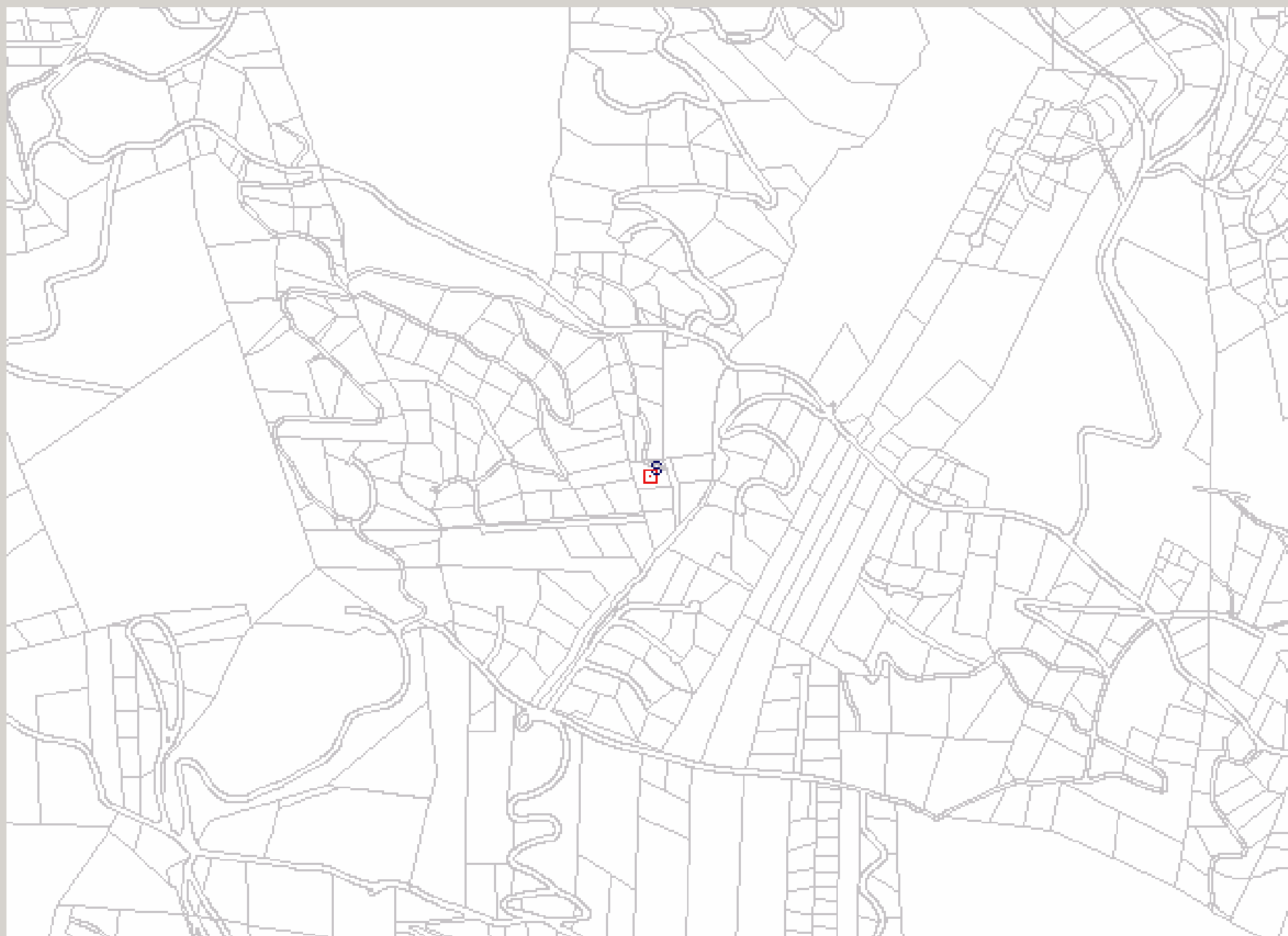




Zoom In On



Map View Draw Edit Select Themes About

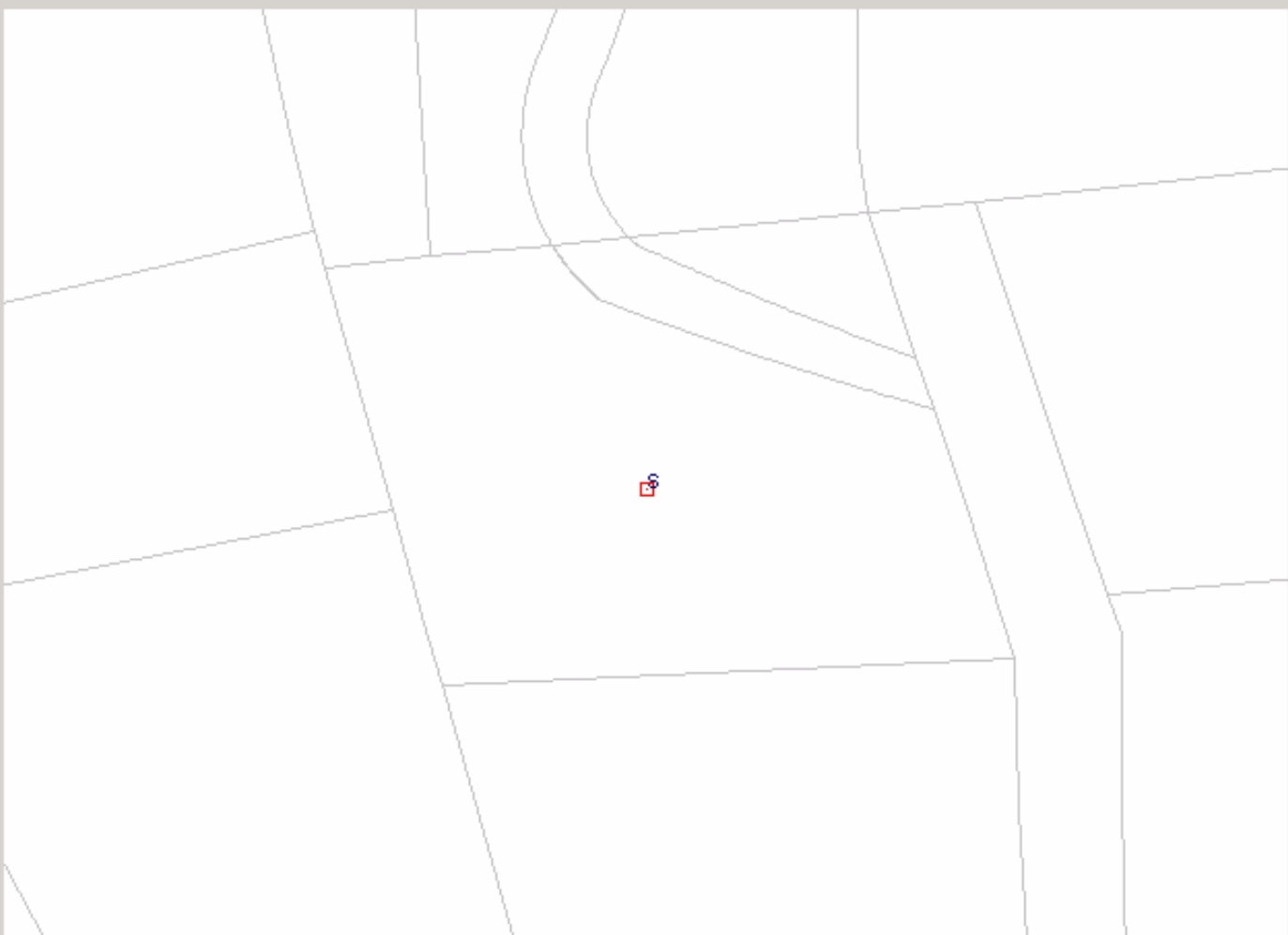


Map Coordinates: 1163632.9800, 850170.2000



**Parcel ID:**  
**Use Code:**  
**Address:**  
**Owner:**

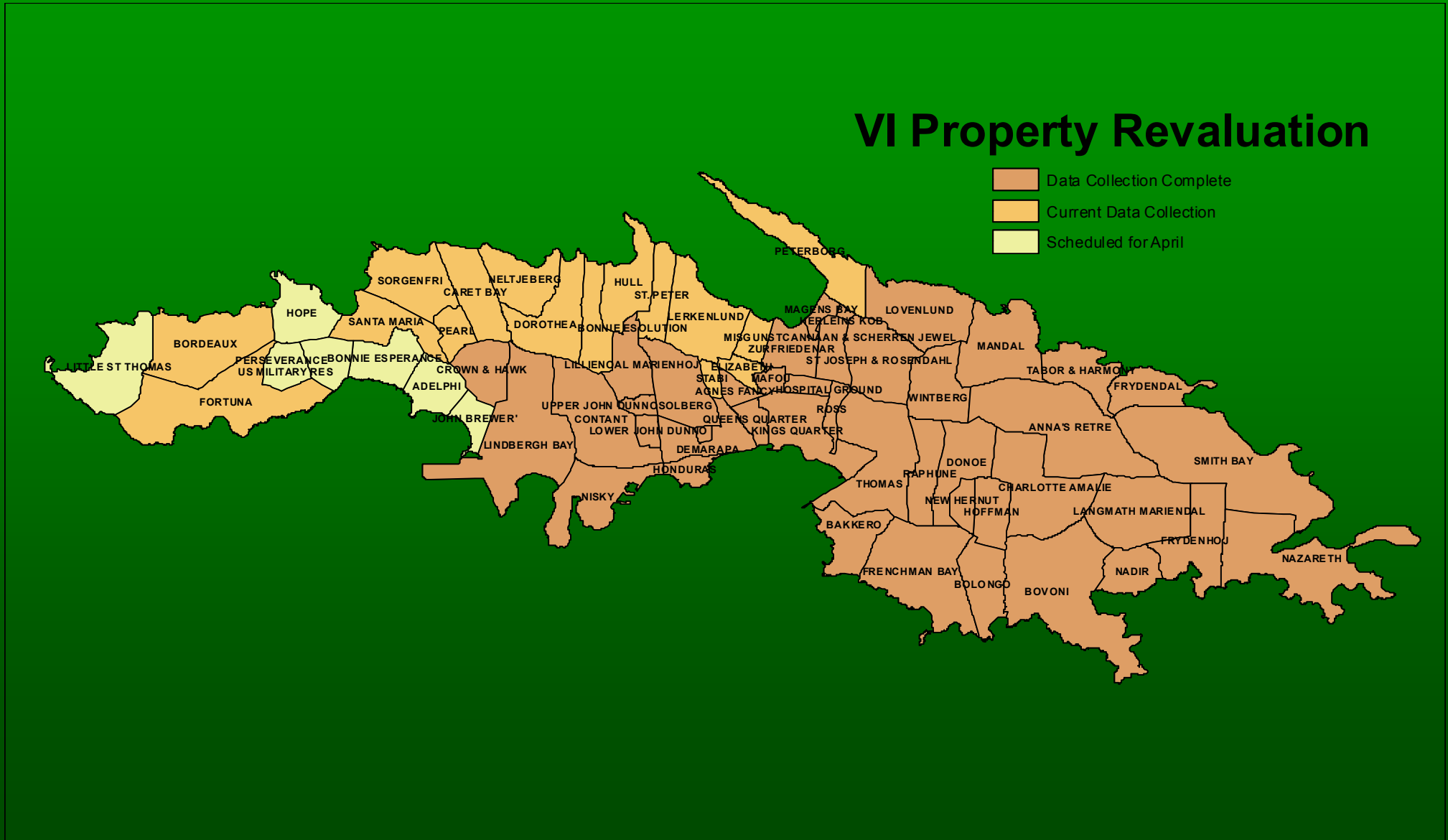
- PARCEL
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- MFG HC
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- INC SUM
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- BLDG P
- EXEMPT
- APPEAL



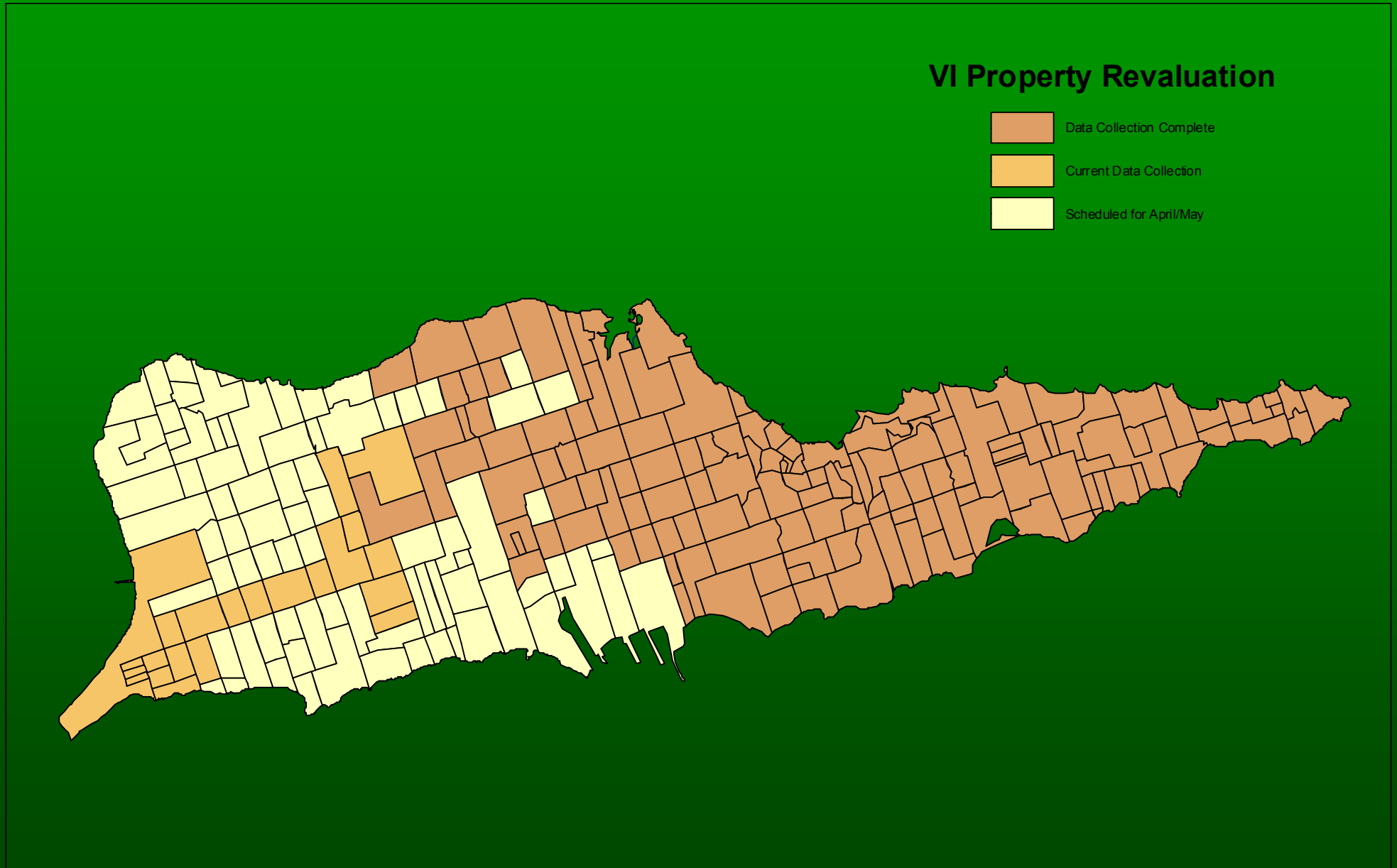
Vertical sidebar containing several input fields and a scroll bar. The fields are empty and have a light grey background. A scroll bar is visible on the right side of this panel.

Map Coordinates: 1164454.0600, 849053.3800

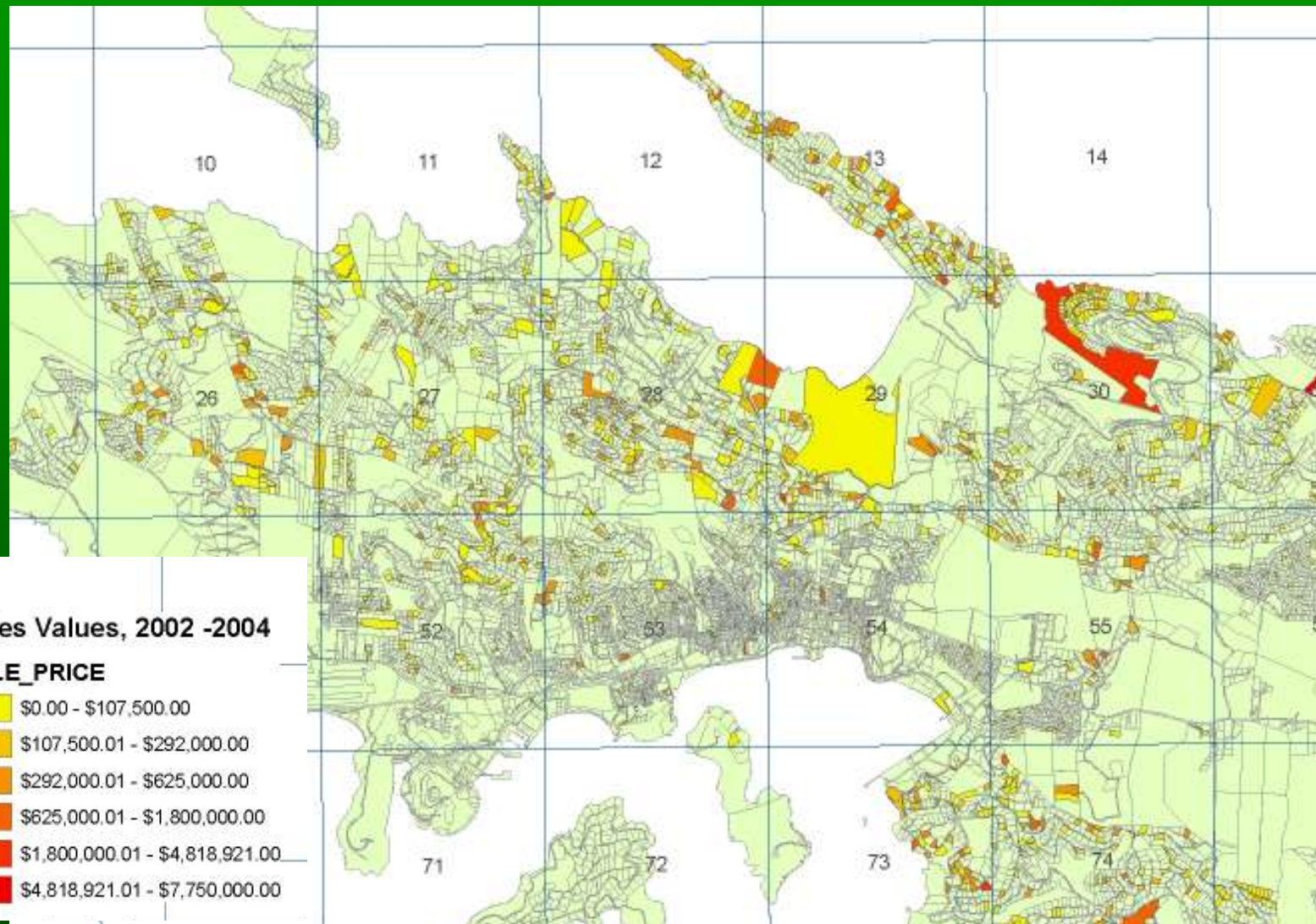
# Data Collection – Visually present progress for planning purposes and for public relations



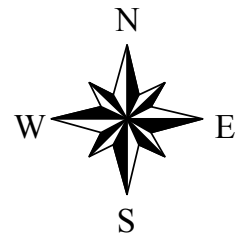
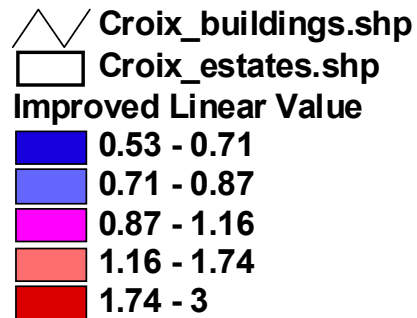
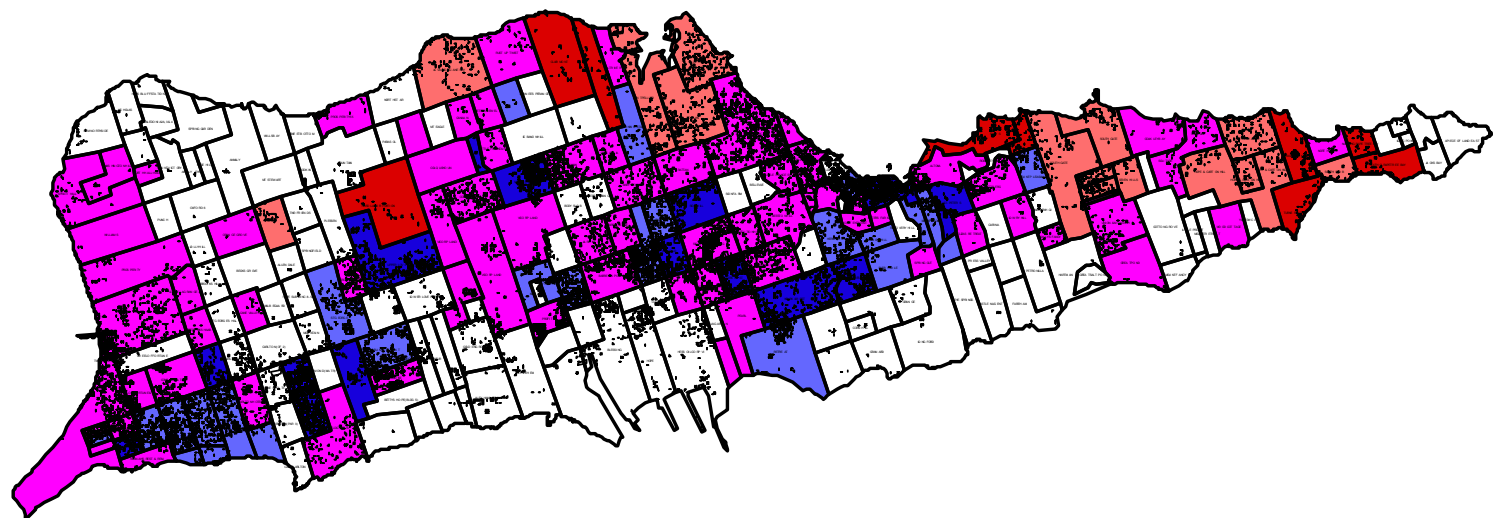
# Data Collection – Visually present progress for planning purposes and for public relations



# Market Analysis – Plot Property Sales

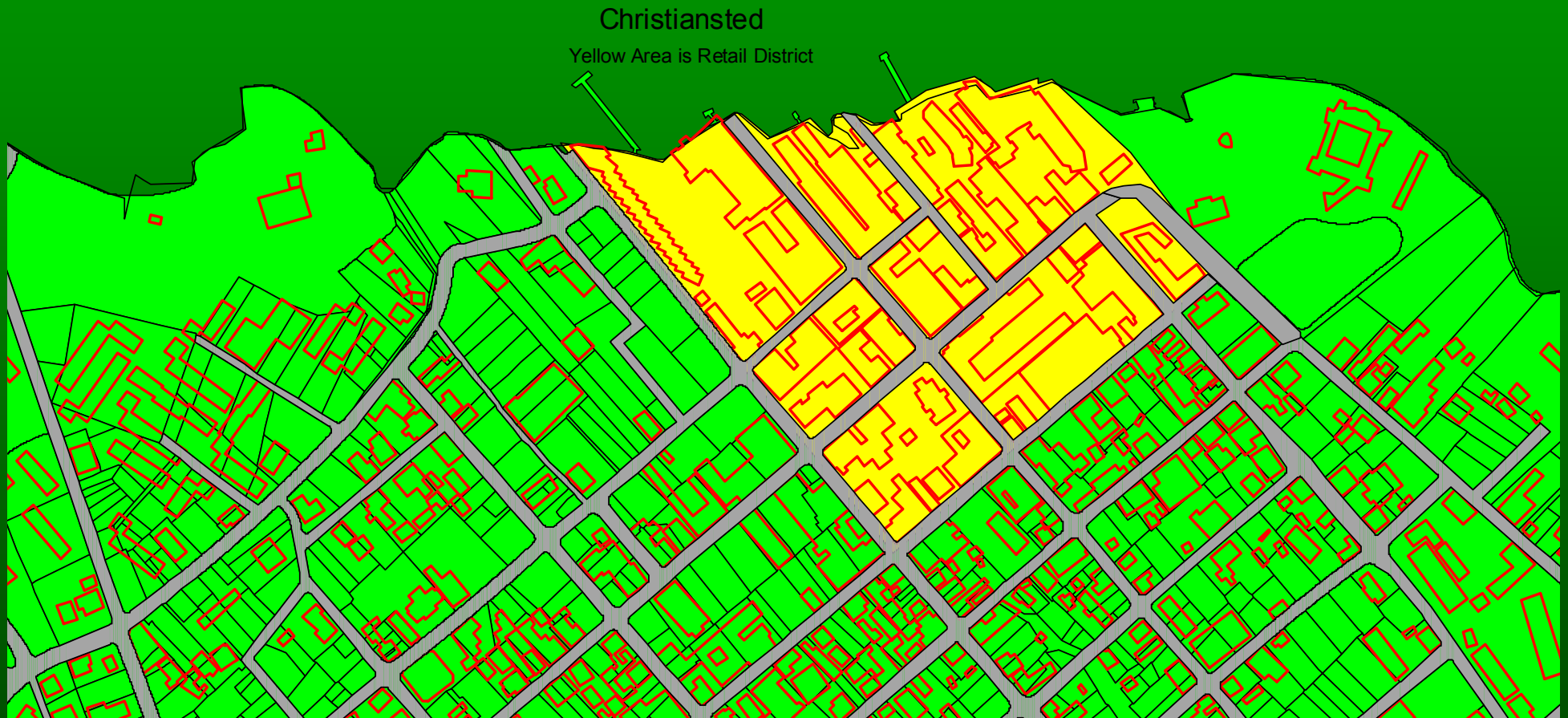


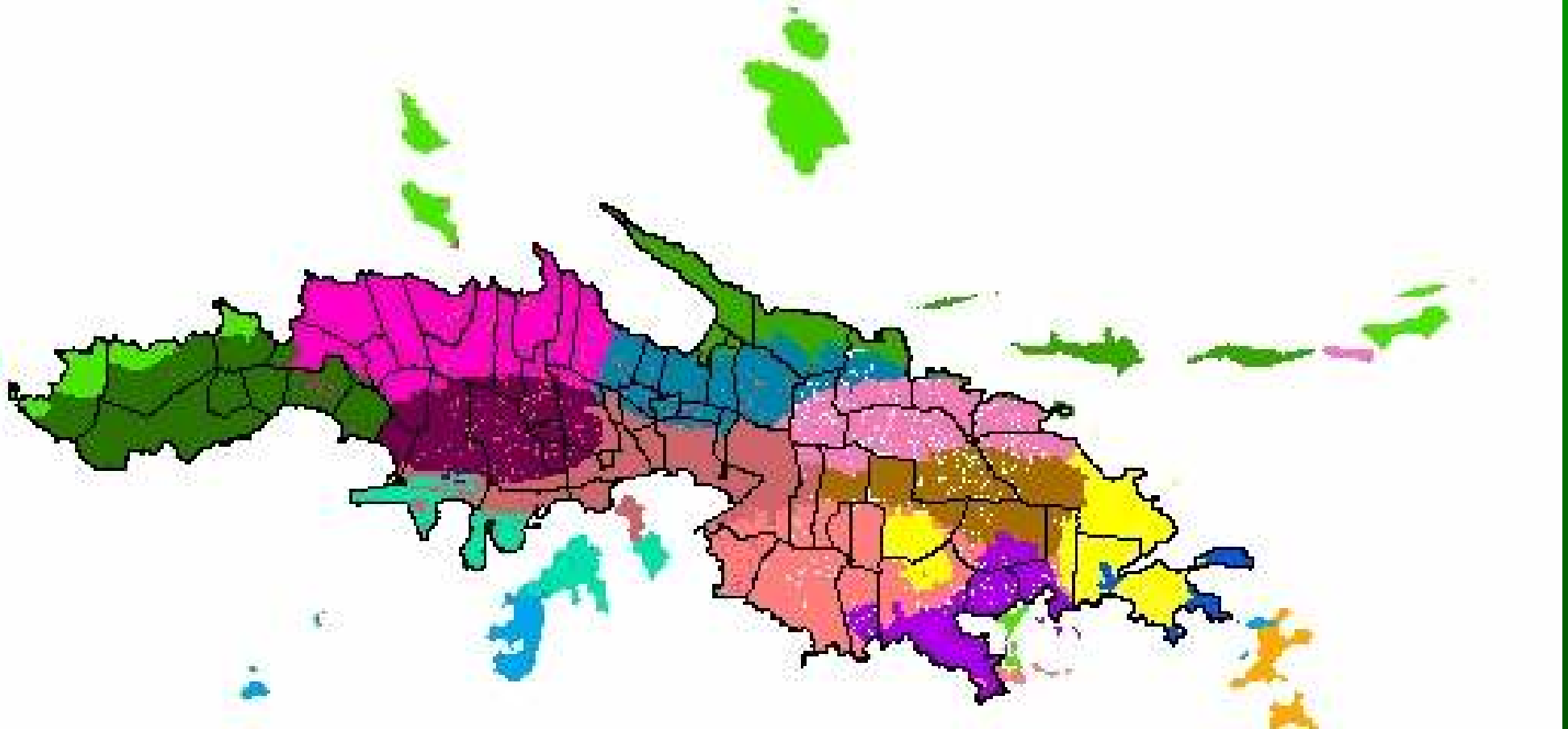
### St Croix - Estate Linear Value - Improved Sales





# Market Analysis – Draw Neighborhood Boundaries







# Market Valuation Models – Automatically Update Property Database

**Real Property for USVI on OFFICE: [PARCEL] UPDATE**

File Edit Value Record Reports Utilities Tools Options Help

Parcel ID: 2-04903-1315-00 Parcel Year: 2004 Sale Date: 0 / 0 Active: Y  
 Use Code: 3430 - OFF RTL > 1 FLR Land Value: 33300 Bldg Value: 131800 Final Value: 165100  
 Address: 3 QUEEN CROSS STREET  
 Owner: PARIS REALTY LLC

**PARCEL**

- INSPECTION (1)
- OWNERSHIP (1)
- SITE ADDR (1)
- PAR SALES (0)
- LEGAL (0)
- VALUATION (1)
- VAL HISTORY (1)
- LAND (1)
- AG LAND (0)
- RESIDENCE (0)
- MFG HOUSE (0)
- CONDO UNIT (0)
- COMM SECTION (3)
- INC SUMMARY (1)
- DET STRUCTURE (1)
- BLDG PERMIT (0)
- EXEMPTION (0)
- APPEAL TRK (0)

Active: Y - YES Master: [ ]  
 Property Type: RES - RESIDENTIAL Parcel Ref: [ ]  
 Usage: 3430 - OFF RTL > 1 FLR Valued With ID: [ ]  
 Land Use: 301 - COMM-DEV-LAND Condo Cmplx ID: [ ]  
 Tax Class: T - TAXABLE Condo Cmplx Name: [ ]  
 Nbhd Code: CX01 - CHRISTIANSTED [ ]  
 Tot Lnd Acres: [ ]  
 Tot Lnd Sqft: 2235  
 Tot Ag Acres: [ ]

Updated 01/31/2005 By STDUSR

Use Features User1 User2

Enter ACTIVE or select from list

# The Tax Assessor's Data and other Applications

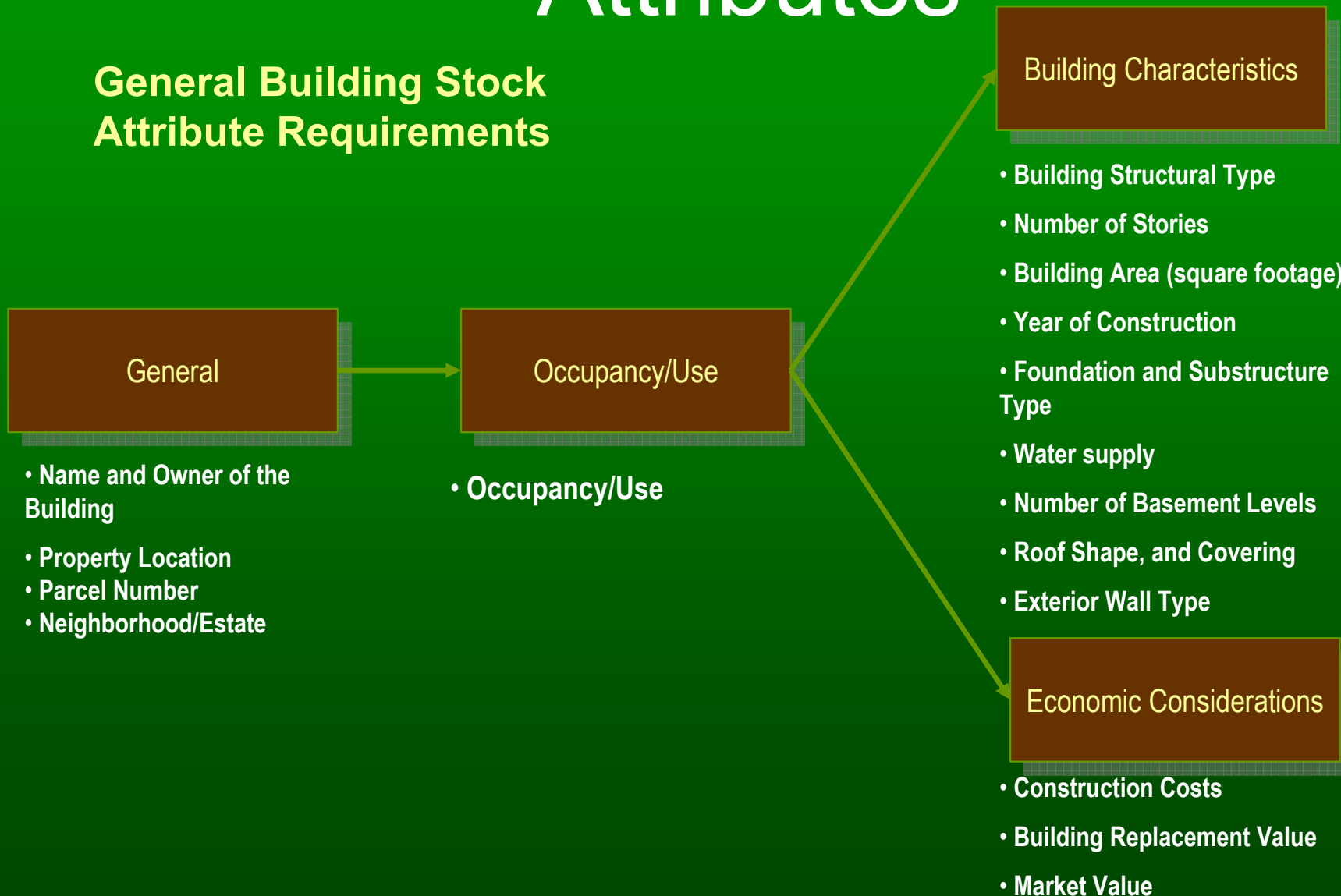
# General Building Stock

Parcel data can be used to model general building stock for emergency management purposes.

- General vs. Specific Occupancy or Uses
- Model Building Types
  - Wood, un-reinforced masonry, steel-frame, etc.
- Building Characteristics
  - Market Values
  - Replacement Value

# Mining Parcel Data for Relevant Attributes

## General Building Stock Attribute Requirements



# Parcel Attributes by Neighborhood or Estate Boundary

- Data Aggregation
  - Building Count #
  - Occupancy #, % (RES, COM)
  - Building Type #, %

Occupancy	Building Types			
Residential	Total	W1	W2	.....
Res1	100	34	45	.....
Res2				
.....				

Occupancy	Count	%
Residential	5,143	60%
Commercial	604	23%
Industrial	560	10%
.....	65	7%

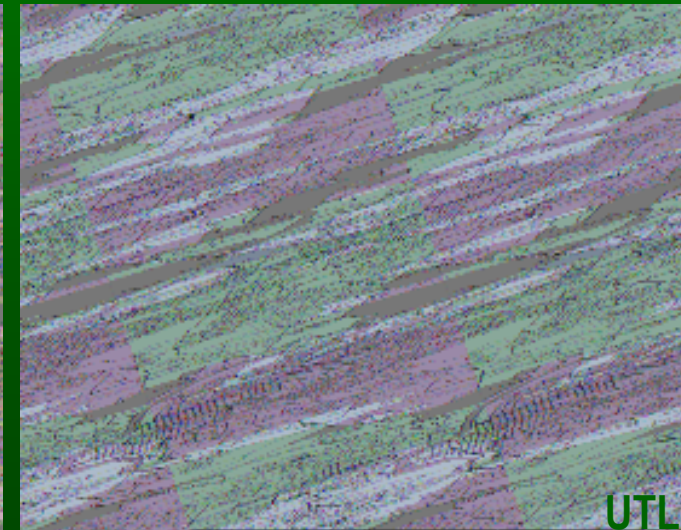
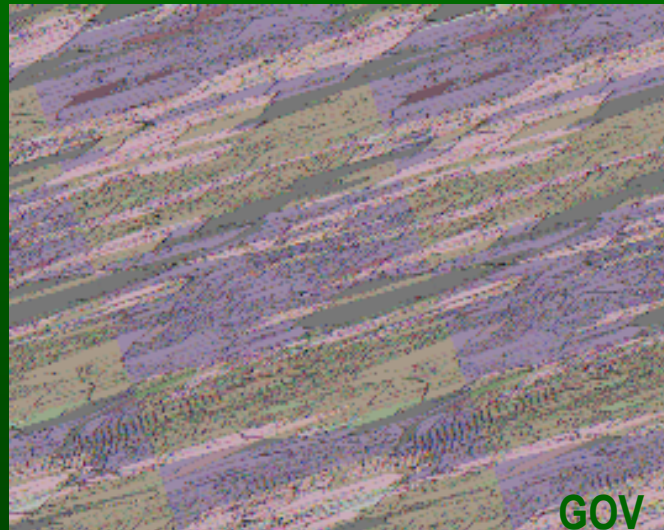
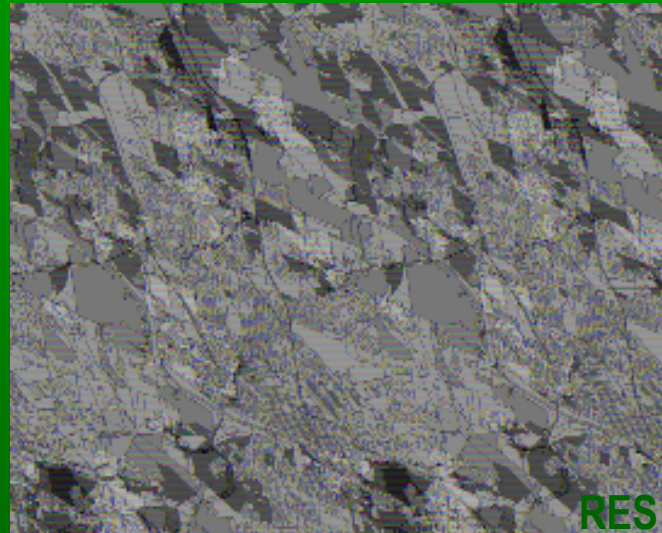




# Inventory Aggregation for Modeling Purposes

## Total Exposure

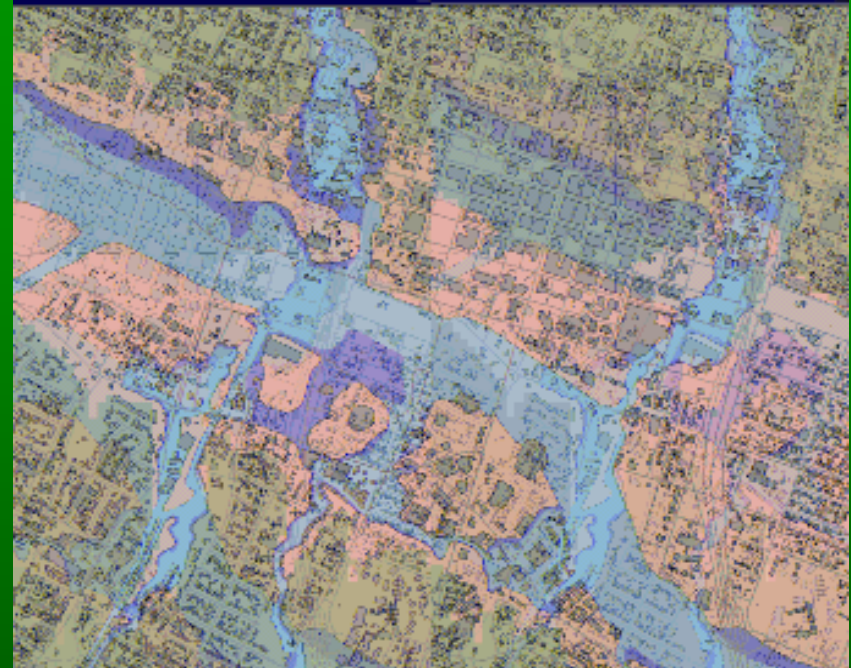
Occupancy Class	Number	Values
Residential	15,459	\$805,892,200.00
Commercial	4,345	\$560,143,874.00
Government	132	\$86,623,635.00
Industrial	136	\$32,130,390.00
Utility	32	\$,703,344.00





# Hazard Analysis

- Determine the number, type and value of buildings affected by a specific hazard.
- Develop queries to estimate the percentage of area affected by flood and avg. flood depth.



Estate	% Hazard Area	Avg. Flood Depth	No of Affected Buildings/ Parcels
000654	.20	6ft	150
000655	.05	1 ft	20
000656	.15	2 ft	15

# Damage or Loss Estimation

- Hazard and Risk Models can then be used to estimate aggregate losses by estate or any other unit chosen for analysis.

