

CAMA Software Proposal

Samuel A. Walker, Waukesha City Assessor

Background Information

- ▶ CAMA (Computer Assisted Mass Appraisal)
- ▶ Waukesha began using Vision in 2012, one of several municipalities in the State to choose Vision as their CAMA provider.
- ▶ Waukesha is now the only Wisconsin jurisdiction left using Vision.
- ▶ “Upgraded” from version 7 to version 8 in August 2020.
- ▶ As of 05/01/2021, 523 emails exchanged with Vision after “upgrade.”
- ▶ Passed unanimously through Finance Committee and the IT Board.

Main Deficiencies

- ▶ Does not produce credible/defendable sales comparable comp sheets.
- ▶ Does not allow for public access to commercial properties.
- ▶ Does not directly communicate with Munis tax software.
- ▶ Technical support/customer service not communicated in timely fashion.
- ▶ Unreliable cost approach.
- ▶ Inability to utilize income approach module.
- ▶ Inability to correct personal property values once posted.

Vision Version 8 Issues

- ▶ Broken connection to the State's PAD system for sales updates.
- ▶ Personalized reports either broken or missing.
- ▶ GIS images and property images missing or not viewable.
- ▶ Administrative rights for individuals not consistent.
- ▶ State extracts no longer working.
- ▶ Personal property documents not viewable to some users.
- ▶ Personal property database entry not functioning the same as version 7.
- ▶ Previous fields missing but still calculating.
- ▶ 3 weeks to resolve inability to access Owner/Deed screen after "upgrade."
- ▶ Override value posting not catching on all parcels.

Proposed CAMA Requirements

- ▶ Automated, defensible, and credible sales comparison analysis.
- ▶ Front facing public access for all properties.
- ▶ Ability to communicate with Munis and the DOR.
- ▶ Reliable cost approach module.
- ▶ Laserfiche, TRAKiT, and GIS integration.
- ▶ Ability to auto-generate notices, PP returns, and customized letters.
- ▶ Appeals, TIF, permit, and condo management.
- ▶ Mobile platform for field inspections.
- ▶ Promotes transparency.

Additional Information (Attached)

- ▶ CAMA Request for Information (09/22/2020)
- ▶ Memo to City Administrator (11/19/2020)
- ▶ Finance Committee Cover Sheet (Updated 05/03/2021)
- ▶ Finance Committee Power Point (04/13/2021)
- ▶ Additional Information (05/11/2021)