



## OFFICE OF THE CITY ASSESSOR

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Samuel A. Walker, City Assessor  
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### INTEROFFICE MEMORANDUM

**Date:** Thursday, November 19, 2020

**To:** Kevin Lahner, City Administrator

**From:** Samuel Walker, City Assessor

**Re:** Computer Assisted Mass Appraisal (CAMA) Software

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Listed below are the deficiencies the Waukesha City Assessor has noted with the Vision CAMA software currently used. Most notably is the inability for the software to produce credible and defensible sales comparisons.

In the State of Wisconsin, per statute 70.32, "In determining the value, the assessor shall consider recent arm's-length sales of the property to be assessed if according to professionally acceptable appraisal practices those sales conform to recent arm's-length sales of reasonably comparable property; recent arm's-length sales of reasonably comparable property; and all factors that, according to professionally acceptable appraisal practices, affect the value of the property to be assessed."

In Wisconsin, properties should first be valued based on a sales comparison method. If sales are unavailable, alternate methods of valuation may be utilized such as cost and income approaches to value. Since Vision does not produce these sales comparison values, first tier valuations are not available even though the data may be readily available.

#### Vision CAMA Deficiencies

- Does not produce credible and defensible sales comparison sheets
- Does not allow for public access for commercial properties
- Does not have a reliable residential cost approach
- Does not allow for automated statistical studies/charts
- Does not allow for mobile assessment data collection/entry
- Does not connect to the Wisconsin Department of Revenue for PAD import/export
- Company is out of state, out of touch with Wisconsin specific laws/statutes
- Does not allow for automatic notice generation for new assessment and BOR determinations
- New parcel creation does not allow for data to be copied and carried over
- Does not directly communicate with Munis tax software
- Technical support from Vision not done or communicated in a timely fashion



## Vision 8 Upgrade Issues

- Personalized reports broken/missing
- Images no longer viewable in CAMA without printing property records (still ongoing)
- GIS aerial imagery missing (still ongoing)
- Administrative rights for individuals not saving (still ongoing)
- State extracts for mandated reporting no longer working (still ongoing)
- Documents in personal property not viewable (still ongoing)
- Dashboard issues for both real estate and personal property
- Prior year totals in personal property do not carry over to new year

Respectfully,



Samuel A. Walker, MBA, MSML, AAS, RES, CPM  
Waukesha City Assessor

