

CAMA GUIDE

WHICH FIELDS AFFECT VALUE

This information is a product of the Idaho State Tax Commission, and is intended for the use of Idaho county assessor offices using the ProVal computer assisted mass appraisal (CAMA) software.

The contents are provided as a guide to counties, and contain suggested procedures for using the CAMA software. Each county is responsible for setting their own policies and procedures regarding the use of the CAMA software. ProVal is a registered trademark of Manatron Corporation.

Comments, suggestions, corrections, etc., are welcome. Send to Brett Hill at bhill@tax.state.id.us

Which Fields Affect Values




As characteristics are entered, you will notice there are quite a few boxes and fields that can be filled in. Some of these can affect the value you will generate, some are required for other reasons, while others are simply informational. It is important to know what fields are vital to coming up with a true value and which ones can be skipped.

For example, the 'Access' field on the Dwelling Information screen allows you to choose the type of street access. However, regardless of what you choose, the value will not change. You may need at some time to generate a report based on that field for analysis or for some other department, but it isn't important to the value you will arrive at. Choosing 'concrete driveway', for example, will not add value for a concrete driveway. You would have to account for that as an additional item on the sketch screen if you choose to.

The following screen prints are color coded to show you what kind of field each one generally is. Note, however, that there are certain types of improvements or circumstances when these may not apply.

This document deals with residential dwelling, manufactured home and outbuilding improvements only.

The color codes are as follows:

-  *Purple..... Can Affect Value*
-  *Teal..... Required*
-  *Yellow Information Only*

Sketch Definition Screen

Prefix	Construction	Component	Exterior Feature
<input type="radio"/> 1/4	<input checked="" type="radio"/> Fr - Wood/metal stud load bearing frame w/ various non-masonry exterior covers	<input type="radio"/> Attic	<input type="radio"/> Concrete
<input type="radio"/> 1/2	<input type="radio"/> Br - Wood/metal stud load-bearing frame w/ mostly brick or stone exterior cover	<input type="checkbox"/> Bsmnt <input type="checkbox"/> Walkout	<input type="radio"/> Flagstone Patio
<input type="radio"/> 3/4	<input type="radio"/> Pole - Wood pole frame with metal, wood, or various types of exterior cover	<input type="radio"/> Lower level	<input type="radio"/> Brick Patio
<input type="radio"/> 1/2s	<input type="radio"/> Mas - Solid masonry: block, poured concrete, stone or brick load bearing walls	<input type="radio"/> Crawl	<input type="radio"/> Wood Patio
<input type="radio"/> 3/4s	<input type="radio"/> Steel - Engineered steel component frame normally with metal exterior	<input type="radio"/> Overhang	<input type="radio"/> Roof Extension Canopy
<input checked="" type="radio"/> 1s	<input type="radio"/> RC - Reinforced concrete frame with various exteriors - fireproof	<input checked="" type="radio"/> Slab	<input type="radio"/> Conventional Canopy
<input type="radio"/> 1-1/2 s	<input type="radio"/> FPS - Heavy steel frame with various exteriors - fireproof	<input type="radio"/> Basement garage	<input type="radio"/> Portico
<input type="radio"/> 1-3/4 s		<input type="radio"/> Carport	<input type="radio"/> Masonry Stoop
<input type="radio"/> 2s		<input type="radio"/> Car shed	<input type="radio"/> Open Frame Porch
<input type="radio"/> 2-1/2 s		<input type="radio"/> Garage	<input type="radio"/> Enclosed Frame Porch
<input type="radio"/> Ns		<input type="radio"/> Integral garage	<input type="radio"/> Open Masonry Porch
<input type="radio"/> 1c		<input type="radio"/> Cathedral	<input type="radio"/> Enclosed Masonry Porch
<input type="radio"/> 1+c		<input type="radio"/> Commercial use	<input type="radio"/> Bay
<input type="radio"/> 2c		<input type="radio"/> 2 Wall Addition	<input type="radio"/> Wood Deck
<input type="radio"/> 2+c		<input type="radio"/> 3 Wall addition (end)	<input type="radio"/> Balcony
<input type="radio"/> Nc		<input type="radio"/> 3 Wall addition (side)	<input type="radio"/> Solarium
N = <input type="text"/>		<input type="radio"/> Mobile Home	<input type="checkbox"/> Terraced
		<input type="radio"/> MH Room Extension	<input type="checkbox"/> Rail
		<input type="radio"/> Loft	<input type="checkbox"/> Screen
		<input type="radio"/> Facing	<input type="checkbox"/> Wood Floor
Label	1 s Fr	Modifier	
		<input checked="" type="radio"/> Finished <input type="radio"/> +	<input type="button" value="OK"/>
		<input type="radio"/> Unfinished <input type="radio"/> -	<input type="button" value="Cancel"/>

Dwelling Information

Dwelling Information																																	
House type: DW - AVERAGE (Class 4)	Occupancy: Single family																																
Story configuration <input checked="" type="radio"/> Stories: 1.0 Attic: None <input type="radio"/> Split foyer/bi-level Basement: Full <input type="radio"/> Split level/tri-level Crawl: None																																	
Extra living units Designed: 0 Converted: 0																																	
Quality class/grade: Avg	Overall condition: AV <input type="checkbox"/> Component condition/status																																
Year built: 2003	Pct Complete: 100 <input type="checkbox"/> Remodeling & modernization																																
Effective year: 2003	<input type="checkbox"/> Depreciation: 0 <input type="checkbox"/> Fireplaces <input type="checkbox"/> Features																																
Year remodeled: 0	<input type="checkbox"/> Market RDF: 100 <input type="checkbox"/> Built-ins <input type="checkbox"/> User-defined data																																
<input type="checkbox"/> Sound value																																	
Foundation Footing: Normal for class Walls: Concrete or block																																	
Roof Type: Gable Material: Comp sh to 235# Frame: Std for class Pitch: Not available																																	
Heating: Forced hot air-gas Cooling: None																																	
Access: No off street acc																																	
Construction detail: Exterior Interior Rooms																																	
<table border="1"> <thead> <tr> <th>Floor</th> <th>Base Area</th> <th>Fin Area</th> <th>Rms</th> <th>Baths</th> <th>F</th> <th>H</th> <th>BRs</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>1742</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>1.0</td> <td>1742</td> <td>1742</td> <td>6</td> <td>1</td> <td>0</td> <td>4</td> <td></td> </tr> <tr> <td>Totals</td> <td>3484</td> <td>1742</td> <td>6</td> <td>1</td> <td>0</td> <td>4</td> <td></td> </tr> </tbody> </table>		Floor	Base Area	Fin Area	Rms	Baths	F	H	BRs	B	1742	0	0	0	0	0	0	1.0	1742	1742	6	1	0	4		Totals	3484	1742	6	1	0	4	
Floor	Base Area	Fin Area	Rms	Baths	F	H	BRs																										
B	1742	0	0	0	0	0	0																										
1.0	1742	1742	6	1	0	4																											
Totals	3484	1742	6	1	0	4																											
2-fix baths: 0 3-fix baths: 1 4-fix baths: 0 5-fix baths: 0 Extra fixtures: 0 <input type="checkbox"/> Special plumbing <input type="checkbox"/> No plumbing																																	
<input type="button" value="OK"/> <input type="button" value="Price"/> <input type="button" value="Cancel"/>																																	

Exterior Construction Detail

Exterior Construction Detail

Exterior **Interior** Rooms

Floor: B Walkout basement

Base area: 1742

Finished area: 0

Perimeter: 0 Wall height: 0

Wall framing: Concrete block

Exterior cover 1: Masonry 100 %

Exterior cover 2: 100 %

Shape: Typical

Windows

Description (all windows): Typical

	Number	Size	Type
Standard:	0		
Bow:	0		
Bay:	0		
Fixed:	0		

Doors

	Number	Size	Type
Sliding patio:	0		
Hinged patio:	0		
Exterior passage:	0		

Dormers

Number: Type: LF:

Number: Type: LF:

OK Cancel

Interior Construction Detail

Interior Construction Detail

Exterior Interior **Rooms**

Floor: 1.0

Base area: 1742 Perimeter: 0

Finished area: 1742 Wall height: 0

Floor type: Sub and joists

Interior walls 1: Drywall 100 %

Finish 1: Base Allowance 100 % Interior walls 2: 100 %

Finish 2: 100 % Trim: Typical

Finish 3: 100 % Ceilings: Normal for class

doors: 0

Commercial Use

Size: 0 # rooms: 0

Description:

Basement Rec Room

Size:

Finish:

Heating/AC/Electric

Type 1: Undefined 0 Area

Type 2: Undefined 0 Area

Area air conditioned: 0

Area with no electricity: 0

Partitions LF: 0

Wall closets LF: 0

walk-in closets: 0

Finish Quality

Standard

-

+

OK Cancel

Room Information By Floor

Room Information by Floor

Exterior Interior Rooms

Floor	Liv Rms	Din Rms	Great Rms	Kitchns	Dens	Bed Rms	Oth Rms	Bathrooms				Extra Fixtures	Total Baths
								2-fix	3-fix	4-fix	5-fix		
Bsmt	0	0	0	0	0	0	0	0	0	0	0	0	0
1.0	1	0	0	1	0	4	0	0	1	0	0	0	1
Total	1	0	0	1	0	4	0	0	1	0	0	0	1

Fixtures: 0 3 0 0 0

Hot water heaters: 1
 Kitchen sinks: 1
 Total fixtures: 5

OK Cancel

Manufactured Housing Information

Manufactured Housing Information

Width: 0.00 Length: 0.00 Area: 2600 SF

House type: MH - AVERAGE (Class 4) Occupancy: Single family

Make: Model: Serial #: MH Park Name:

Quality class/grade: Avg Overall condition: AV

Year built: 2003 Percent complete: 100

Effective year: 2003 Depreciation: 0

Year remodeled: 0 Market RDF: 100

Roof: Type: Gable Material: None Frame: Std for class Pitch: Not available

Foundation: Footing: Normal for class Walls: Concrete or block Heating: Forced hot air-gas Cooling: None

Ext. Cover: Hardboard Access: No off street access

Component condition/status
 Remodeling & modernization
 Fireplaces Features
 Built-ins User-defined data

2-fix baths: 0
 3-fix baths: 1
 4-fix baths: 0
 5-fix baths: 0
 Extra fixtures: 0
 Hot water heaters: 1
 Kitchen sinks: 1
 Special plumbing
 No plumbing

OK Price Cancel

Improvement Information (outbuildings)

Improvement Information [X]

Improvement ID: 01 Type: DETGAR

Quality class/Grade: [] Year Built: [0]

Condition: [AV] Effective Year: [0]

% complete: [100] Year Remodeled: [0]

Depreciation

Physical: [0]

Obsolescence

Functional: [0]

Economic: [0]

Location Adj Factor: 100

Composite: 0

Stories or Height: [0.00] Size: [0] Square feet

Width or Diameter: [0.00] Count: [1]

Length: [0.00]

Capacity: []

Attached: [Not attached]

Framing: [Wood frame w/sheathing]

Exterior cover: []

Features

Sound Value

Field: [(None)]

Value: []

OK Cancel

Depends on Improvement Type