



Georgia Department of Revenue

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DOR PU Lake Valuation

Grant M. Hilton, Compliance
Specialist



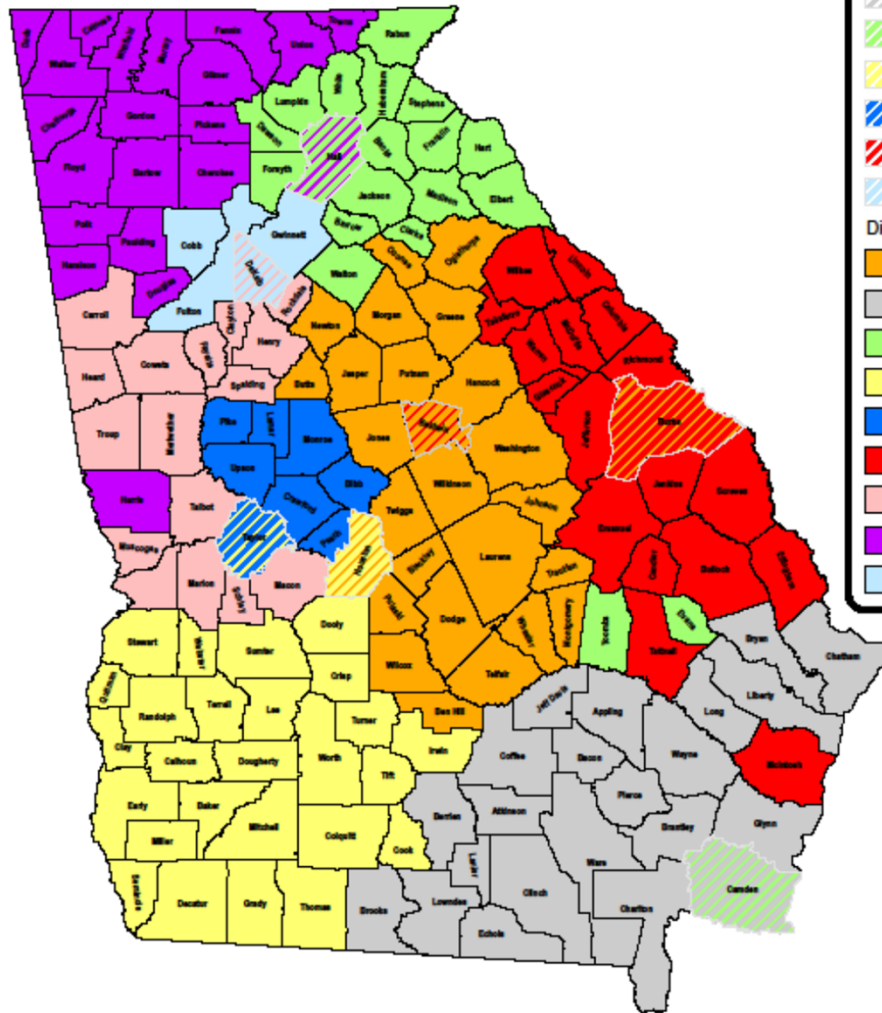
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Welcome New Compliance Specialist

- Ben W. Pope
 - Certified Code Enforcement Officer in Texas for 2 years
 - 10 years in Bartow County as an Appraiser
 - Served 2 years on Emerson City Council
 - Started with Local Government Services January 16, 2018



DOR Territory Map



Legend

Public Utility

- Ben
- Blair
- Grant
- Joe
- Kenny
- Lovett
- Zach

Digest

- Ben
- Blair
- Grant
- Joe
- Kenny
- Lovett
- Michelle
- Rusty
- Zach





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Georgia Power Lake Projects

- Rabun-GMH
 - Burton, Nacoochee, Tallulah, Rabun
- Habersham-GMH
 - Yonah
- Stephens-GMH
 - Yonah
- Putnam-BWP
 - Sinclair
- Baldwin-BWP
 - Sinclair
- Hancock-BWP
 - Sinclair
- Newton-BWP
 - Jackson
- Jasper-BWP
 - Jackson
- Butts-BWP
 - Jackson
- Harris-JRS
 - Bartferry, Goat Rock



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DOR Assigned Points

- **Burton – Rated by DOR**
- On June 9-12, 2015
- Physical review by boat and ratings were assigned for each lot, except for Access lots and Off Shore lots as coded by GPC.
- Photos attached to CAMA
- Used GIS Information To ID Parcels





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DOR Assigned Points

- Lot Type: The lot type variable is used to differentiate between lot types.
 - Point lots were rated a 3.
 - Standard lots and Cove lots were rated 2 and 1, respectively.



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DOR Assigned Points

- View: This rating system has a general range of 1 to 5.
 - Typical views were given a score of 3.
 - Lots deemed to have a telescopic view were rated a 4.
 - Lots deemed to have the very best view were given a score of 5. Lots in coves with limited views were given a score of 2.
 - A small number of lots with extremely restricted views in coves and where the “lake” was really more of a narrow stream feeding into the lake were given scores of 1.



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DOR Assigned Points

- Topography: This ratings category accounts for the steepness of the lots. As discussed, Lake Burton is located in the mountains of northern Georgia.
 - **Flatter** or more level lots were rated a **5**.
 - Relatively **level but rolling** topography lots were rated **4**.
 - **Moderately steep** lots were rated a **3**.
 - **Steep lots**, with a difficult climb from the lake were rated **2**.
 - **Extremely steep** lots were rated a **1**. (note: stairway from residence to boat house was also taken into consideration in assigning these ratings)



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DOR Assigned Points

- Size:
 - In general, lots between 0.75 and 1.5 acres in size were scored with a 2.
 - Lots with sizes larger than 1.5 acres were scored with a 3.
 - Lots smaller than 0.75 acres were scored with a 1. The lot size is a primary consideration in the construction size and placement of improvements. The GIS mapping layer provided by the county and acreage information provided by GPC were used in assigning the size ratings. However, it should be noted that in analyzing sales, size did not appear to influence value.



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DOR Assigned Points

- Size:
 - In general, lots between 0.75 and 1.5 acres in size were scored with a 2.
 - Lots with sizes larger than 1.5 acres were scored with a 3.
 - Lots smaller than 0.75 acres were scored with a 1. The lot size is a primary consideration in the construction size and placement of improvements. The GIS mapping layer provided by the county and acreage information provided by GPC were used in assigning the size ratings. However, it should be noted that in analyzing sales, size did not appear to influence value.



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DOR Assigned Points

- Road Effect: Other lots that the road split but with a lesser 'size effect' were given a 2, with the recognition that smaller structures in front of the road could be constructed.



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DOR Assignment Report





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DOR Assigned Points

- Road Effect: There are situations where a road passes through a lot and is close to the lake that it is not possible to build a home between the road and the lake. The home site is behind the road, which is a less desirable characteristic. Lots with home sites behind the road were scored a 1.



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DOR Assigned





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DOR Assigned Points

- Road Effect: Lots where the road split but had little effect and Standard lots were given a rating of 3.



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DOR Assigned Points





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DOR Assigned Points

- Tornado: Lots not affected by the tornado of April 27, 2011 were rated a 3.
- Lots affected by the tornado were rated 1.
- A small number of the lots that were not directly hit by the tornado but were adjacent to tornado devastation or had views of tornado devastation were rated 2.



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DOR Assigned Points

- Mountain View: This rating system has a general range of 1 to 2.
 - Mountain View was given a score of 2.
 - Lots with no Mountain View were given a score of 1.



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Land Sub-records and Ratings

Sub #	FF	SF	Acres	Depth	Subdivision Name
001	0	0	0.00	0	LB-Secondary Burton
002	0	0	0.00	0	Brtn Lot Type 1-3
003	0	0	0.00	0	Brtn View 1-5
004	0	0	0.00	0	Brtn Topography 1-4
005	0	0	0.00	0	Brtn Size 1-3
006	0	0	0.00	0	Brtn Road Effect 1-3

Urban Subrecords
S/D

Frontage	<input type="text" value="0"/>	Eff Frontage	<input type="text" value="0"/>
Depth	<input type="text" value="0"/>	Depth Table	
Feet from St	<input type="text" value="0"/>	Sq Feet	<input type="text" value="0"/>
Acres - Calc	<input type="text" value="0.00"/>	Subrec Infl	<input type="text" value="1.00"/>
Acres - Actual	<input type="text" value="0.00"/>	Subrec Value	<input type="text" value="0"/>
Lots / Units	<input type="text" value="2"/>	Depth Factor	<input type="text" value="0.0000"/>



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DOR Valuation

- **DOR used the Sales Comparison Approach from Lease Transactions**
- **Base Lot Method**
 - Base Standard Lot set in schedule
 - Influence Adjustments for Different Characteristics.
- **Abstraction Method to arrive at Net Selling Price**



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Subrecs: Base Price, Infl. Types, Ratings

Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value
15 LB-Secondary Burton	Lot	1.00	0	0			985,000.00
300 Brtn Lot Type 1-3	Lot	2.00	0	0			0.00
301 Brtn View 1-5	Lot	4.00	0	0			0.00
302 Brtn Topography 1-4	Lot	3.00	0	0			0.00
303 Brtn Size 1-3	Lot	2.00	0	0			0.00
304 Brtn Road Effect 1-3	Lot	3.00	0	0			0.00
305 Brtn Tomado 1-3	Lot	3.00	0	0			0.00
306 Brtn Mountain 1-2	Lot	1.00	0	0			0.00

Land Influences

	%		%
GP-Lot Type ▾	1.00	GP-RoadEff ▾	1.00
GP-View ▾	1.00	GP-Tomado ▾	1.00
GP-Topogra ▾	1.00	GP-Mountai ▾	1.00
GP-Size ▾	1.00	Neighborhood	1.00



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Improvement Valuations

- Web Based Swift Estimator for Improvement valuations
- <https://www.swiftestimator.com/Login.aspx>
- Marshall & Swift Commercial Manual-High Value Residences Section (Extraordinary Homes)
- Local Adjustment for Market

Marshall & Swift®
SwiftEstimator®

Username:

Password: [Forgot Password?](#)



Property Owner _____		Date Surveyed By _____	
Address _____		Cost as of _____	
City _____		September, 2016	
State/Province _____	Zip/Postal Code _____	Appraisal For _____	
Type <u>Single-family Residence</u>	Quality <u>4.50 Good/Very Good</u>	Total Floor Area	<u>3566</u>
Style <u>One Story 100%</u>		Number of Units	
Exterior Walls <u>Frame, Siding, Wood 100%</u>		Interior Wall Height	<u>8</u>
		Basement Depth	
Age _____	Condition <u>3.00 Average</u>	Region <input type="checkbox"/> Western <input type="checkbox"/> Central <input checked="" type="checkbox"/> Eastern	
		Factor	Quantity
		Cost	Extended Cost
1. COMPUTE RESIDENCE BASIC COST		1.000	3,566
Wall height Factor X Floor Area X Selected Sq. Ft. Cost		106.09	\$ 378,317
Square Foot and Lump Sum Adjustments			
2. Roofing <u>Composition Shingle</u>		3,566	(1.87)
3. Energy <input type="checkbox"/> Mild <input type="checkbox"/> Moderate <input type="checkbox"/> Extreme <input type="checkbox"/> Superinsulated			
4. Foundation <input type="checkbox"/> Mild <input type="checkbox"/> Moderate <input type="checkbox"/> Extreme Hillside: <input type="checkbox"/> Flat <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Steep		3,566	2.60
5. Seismic <input checked="" type="checkbox"/> None <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Wind: <input type="checkbox"/> No <input type="checkbox"/> Yes			
6. Subfloor <u>Raised Subfloor</u>			
7. Floor Insulation <input type="checkbox"/> Mild <input type="checkbox"/> Moderate <input type="checkbox"/> Extreme			
8. Floor Cover <u>Floor Cover Allowance</u>		3,566	8.79
9. Plaster Interior			
10. Heating/Cooling <u>Heat Pump</u>		3,566	3.19
11. Plumbing Fixtures <u>Total 19 Base</u>			
12. Plumbing Rough-ins <u>Total 1 Base 1</u>			
13. Dormers			
14. Fireplaces <u>see detail sheet</u>		2	7,816.00
15. Built-in Appliances <u>Appliance Allowance</u>			
16. SUBTOTAL: ADJUSTED RESIDENCE COST: Total of Lines 1 to 15.		3,566	129.55
17. Basement			
18. Porches, Decks, Breezeways, etc. <u>see detail sheet</u>		1,008	33.27
19. Balconies			
20. Exterior Stairways			
21. SUBTOTAL RESIDENCE COST: Total of lines 16 and 20.		3,566	138.95
22. Garages/Carports			
23. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Total of Lines 21 and 22.		3,566	138.95
24. Multipliers <u>Current Cost (1.00) X Local (.87) X Other (1.00)</u>			.87
25. Additional Components			
26. TOTAL BUILDING COST NEW: Total of Line 23 x Line 24 + Line 25.		3,566	120.89
27. Depreciation: Physical and Functional			107,773.00
28. External and/or Excessive Functional Obsolescence			
29. Additional Depreciation			
30. TOTAL DEPRECIATED COST: Line 26 - line 27 to 29.		3,566	90.67
31. Yard Improvements			



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Sales Adjustments Using Abstraction

WinGAP - Sales Information - 005 011A 120

Owner: GEORGIA POWER COMPANY Parcel #: 005- 011.A +120 Key: 268989556 Scan Image

GRANTEE	GRANTOR	DATE	DEEDPAGE	RSN	SALEPRICE	CS	SQ	AUD
CURTIS MICHAEL D & SUSAN W		08/01/2011	1065- 23	LM	175000	U3	LL	N

Sales Information

Buyer: CURTIS MICHAEL D & SUSAN W

Seller:

PT-61 #: PT-61 -2012 0 Book Page

Sale Date: 08/01/2011 Deed: 1065 23

RETT: 0.00 Plat:

Sale Price: 175,000 Adjustment: 30,430 State (Y/N): N FMV: 0 MAVAL: 0 Qualifier: LL

Class: Utility Strat: Lot RSN: Land Market

Land Class / Strat : U3

Comments

Prebill mh added 21000+sv out building + acesories8630=30430



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Sales Analysis By Ratings

I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
market	reason	saledate	saleprice	salesadj	net_sp	value	acres	type	view	topo	size	roadeff	tornado	mountain
S	LM	02-May-14	964250	273921	690329	705400	0.79	2	3	3	2	2	3	2
S	LM	27-Apr-16	1176000	423049	752951	1025100	0.72	2	3	3	2	2	3	2
S	LM	17-Jul-15	810000	204454	605546	753300	1.46	2	3	3	2	2	3	2
ST	LM	02-Nov-15	1450000	302085	1147915	707300	1.28	2	4	4	2	3	1	2
S	LM	10-Jun-15	2475000	886994	1588006	762200	1.36	2	3	4	2	3	3	1
S	LM	28-Mar-14	1000000	62273	937727	808200	0.9	2	4	4	2	3	3	1
S	LM	17-Feb-14	1300000	253750	1046250	1130100	1.83	2	3	3	2	3	3	1
S	LM	25-Jan-16	940000	76174	863826	1158400	1.74	2	4	3	2	3	3	1
S	LM	25-Sep-15	1123000	176124	946876	1176800	0.82	2	3	3	2	3	3	2



	A	B	C	D	E	G	H	I	J	K	L	M	N
1	Cove Factor												985147.5 Standard
2	BLParcel/Sale#	LB05 064 L	Minus	Base Lot Sales	Additive Adjustment	Multiplicative Factor	Base Lot	Secondary Standard					0.84 Cove
3	1	624953	-	863826	-\$238,873.00	0.72	863826	LB09 103 L					1.41 Point
4	2	624953	-	937727	-\$312,774.00	0.67	937727	LB06 067 L					0.58 Road Effect (1)
5	3	624953	-	946876	-\$321,923.00	0.66	946876	LB11 027 L					0.62 Road Effect (2)
6	4	624953	-	1023419	-\$398,466.00	0.61	1023419	LB09 074 L					0.91 Secondary View (2&1)
7	5	624953	-	1046250	-\$421,297.00	0.60	1046250	LB08 065 L					0.90 Topo (2&1)
8	6	624953	-	1588006	-\$963,053.00	0.39	1588006	LB06 063 L					
9	7	624953	-	1147915	-\$522,962.00	0.54	1147915	LB02 054 L					
0	8	624953	-	925437	-\$300,484.00	0.68	925437	LB14 108 L					
1	BLParcel/Sale#	LB09 112 L	Minus	Base Lot Sales	Additive Adjustment	Multiplicative Factor							
2	1	910037	-	863826	\$46,211.00	1.05							
3	2	910037	-	937727	-\$27,690.00	0.97							
4	3	910037	-	946876	-\$36,839.00	0.96							
5	4	910037	-	1023419	-\$113,382.00	0.89							
6	5	910037	-	1046250	-\$136,213.00	0.87							
7	6	910037	-	1588006	-\$677,969.00	0.57							
8	7	910037	-	1147915	-\$237,878.00	0.79							
9	8	910037	-	925437	-\$15,400.00	0.98							
0	BLParcel/Sale#	LB11 035 L	Divided By	Base Lot Sales	Additive Adjustment	Multiplicative Factor							
1	1	937240	-	863826	\$73,414.00	1.08							
2	2	937240	-	937727	-\$487.00	1.00							
3	3	937240	-	946876	-\$9,636.00	0.99							
4	4	937240	-	1023419	-\$86,179.00	0.92							
5	5	937240	-	1046250	-\$109,010.00	0.90							
6	6	937240	-	1588006	-\$650,766.00	0.59							
7	7	937240	-	1147915	-\$210,675.00	0.82							
8	8	937240	-	925437	\$11,803.00	1.01							



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SQL Script to Fill Influence Factors

The screenshot shows the Microsoft SQL Server Management Studio interface. The title bar indicates the file is 'Burton_fill_factors_SQL.sql' and the server is 'DOR-1ZVD3G2\SQLEXPRESS.Rabun (SOG\GHilton (52))'. The menu bar includes File, Edit, View, Query, Project, Debug, Tools, Window, and Help. The toolbar contains various icons for file operations, query execution, and debugging. The Object Explorer on the left shows a tree view of the database structure, including folders for 'HALLCOPYYECTEST', 'Hart', 'Jackson', 'Jenkins', 'Lumpkin', 'Madison', 'Pickens', 'PT61', 'Rabun', 'RabunCounty2016', 'RabunCounty2017', 'RabunCounty2018A', 'ReportServer\SQLEXPRESS', 'ReportServer\SQLEXPRESSTempDB', 'Screven', and 'Stephens'. The main query window displays a SQL script titled 'Burton_fill_factors...n (SOG\GHilton (52))'. The script begins with a comment: '--This Query updates influence factors by neighborhood and ltype'. It contains 18 UPDATE statements, each setting a specific influence factor (e.g., influence1, influence2, influence3, influence5) to a value (e.g., .80, 1.06, 1.15, .81, .93, .90, .84, 1.41, .58, .62, .91, .90) based on various conditions including neighborhood status (nbrstatus), quadrant (quad), and influence type (infltype). The conditions involve joins with the 'landsubs' table, filtering by subdivision code (subdivcode) and lot count (lots).

```
--This Query updates influence factors by neighborhood and ltype

UPDATE realprop SET influence1=.80 where nbrstatus='005' AND quad in ('P','PT') AND infltype1='032' AND realkey in (select realkey from landsubs WHERE subdivcode=300 AND lots=1)
UPDATE realprop SET influence2=1.06 where nbrstatus='005' AND quad in ('P','PT') AND infltype1='032' AND realkey in (select realkey from landsubs WHERE subdivcode=300 AND lots=3)
UPDATE realprop SET influence2=1.15 where nbrstatus='005' AND quad in ('P','PT') AND infltype2='030' AND realkey in (select realkey from landsubs WHERE subdivcode=301 AND lots=5)
UPDATE realprop SET influence2=.81 where nbrstatus='005' AND quad in ('P','PT') AND infltype2='030' AND realkey in (select realkey from landsubs WHERE subdivcode=301 AND lots>=1 AND lots<=2)
UPDATE realprop SET influence5=.93 where nbrstatus='005' AND quad in ('P','PT') AND infltype5='038' AND realkey in (select realkey from landsubs WHERE subdivcode=304 AND lots >=1 AND lots<=2)
UPDATE realprop SET influence3=.90 where nbrstatus='005' AND quad in ('P','PT') AND infltype3='031' AND realkey in (select realkey from landsubs WHERE subdivcode=302 AND lots>=1 AND lots<=2)

UPDATE realprop SET influence1=.84 where nbrstatus='005' AND quad in ('S','ST','SL','SH','SA','SD') AND infltype1='032' AND realkey in (select realkey from landsubs WHERE subdivcode=300 AND lots=1)
UPDATE realprop SET influence1=1.41 where nbrstatus='005' AND quad in ('S','ST','SL','SH','SA','SD') AND infltype1='032' AND realkey in (select realkey from landsubs WHERE subdivcode=300 AND lots=3)
UPDATE realprop SET influence5=.58 where nbrstatus='005' AND quad in ('S','ST','SL','SH','SA','SD') AND infltype5='038' AND realkey in (select realkey from landsubs WHERE subdivcode=304 AND lots=1)
UPDATE realprop SET influence5=.62 where nbrstatus='005' AND quad in ('S','ST','SL','SH','SA','SD') AND infltype5='038' AND realkey in (select realkey from landsubs WHERE subdivcode=304 AND lots=2)
UPDATE realprop SET influence2=.91 where nbrstatus='005' AND quad in ('S','ST','SL','SH','SA','SD') AND infltype2='030' AND realkey in (select realkey from landsubs WHERE subdivcode=301 AND lots>=1 AND lots<=2)
UPDATE realprop SET influence3=.90 where nbrstatus='005' AND quad in ('S','ST','SL','SH','SA','SD') AND infltype3='031' AND realkey in (select realkey from landsubs WHERE subdivcode=302 AND lots>=1 AND lots<=2)

UPDATE realprop SET influence1=.84 where nbrstatus='005' AND quad in ('R') AND infltype1='032' AND realkey in (select realkey from landsubs WHERE subdivcode=300 AND lots=1)
UPDATE realprop SET influence5=.58 where nbrstatus='005' AND quad in ('R') AND infltype5='038' AND realkey in (select realkey from landsubs WHERE subdivcode=304 AND lots=1)
UPDATE realprop SET influence5=.62 where nbrstatus='005' AND quad in ('R') AND infltype5='038' AND realkey in (select realkey from landsubs WHERE subdivcode=304 AND lots=2)
UPDATE realprop SET influence2=.91 where nbrstatus='005' AND quad in ('R') AND infltype2='030' AND realkey in (select realkey from landsubs WHERE subdivcode=301 AND lots>=1 AND lots<=2)
UPDATE realprop SET influence3=.90 where nbrstatus='005' AND quad in ('R') AND infltype3='031' AND realkey in (select realkey from landsubs WHERE subdivcode=302 AND lots>=1 AND lots<=2)
```



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Run Reappraise

WinGAP - Reappraise - [User ID = dor] Rabun - [User... ? X

Starting 119- -001. + Asmt Reason
Ending 119- -036. +
Neighborhood

☐ Use ADV Query

Parcel Number

Property Type

☐ Calculate Taxes

☐ Residential Improvements
☐ Commercial Improvements
☐ Accessory Improvements
☐ Conservation Use
☐ FLPA Use Value
☐ FLPA Base Index
☐ Enterprise Zone
☐ State Homestead

☒ Urban Land
☐ Rural Land
☐ Income

Records Processed:
Total Records
Percent Processed 0%

Other Information
Appraiser Name

Reappraise



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Perform Ratio Analysis

WinGAP - Sales Ratio Analysis

	LCI	Actual	UCI
Median	0.3631	0.3988	0.4105
Aggregate	0.3516	0.3761	0.4006
COD	0.1682		
PRD	1.0560		
Number of Samples	56		
Lowest Ratio	0.2398		
Highest Ratio	0.6415		
Min Sample Size	3		
Standard Deviation	0.0935		

100%

View Array

Print Options

☐ Summary
☐ Details

Print Order

☐ Ratio
☐ Acre
☐ Parcel
☐ Neighborhood
☐ Grantor
☐ Grantee
☐ Sale Class
☐ Sale Date
☐ Detailed Report

Print

Report Title: Sales Ratio Analysis

Exit



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Perform Ratio Analysis

- Questions????