A GIS Driven Reevaluation of Summer Houses
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ABSTRACT TEXT: In 2017 the property values of all summer houses in Iceland were reevaluated using mass appraisal. Data collection was made from the property register, notarized sales contracts and access address repository. Geographical variables that were established include neighborhoods, driving distances to the capital, distances to the closest golf course, swimming pool and power lines (high voltage).

Three different types of sale contracts, land only, improvements only and land with improvements, were used to create a hybrid model which consists of a land component and house components. In this presentation the main focus will be on the journey toward new values and how geographical data was used both for visualization and new variables.

Desktop Review using GIS and CAMA
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ABSTRACT TEXT: Equity and fairness in valuation are the cornerstones of producing an assessment roll. All valuation rests on the quality of the data. New York City has over a million tax lots. With the dynamic nature of the city it has been a challenge to keep the physical characteristic data current. Data integrity has implications beyond producing assessments since much of our data is used by other agencies throughout the city as well as made available to the public via NYC Open Data (https://opendata.cityofnewyork.us/) and PLUTO (https://www1.nyc.gov/site/planning/data-maps/open-data/dwn-pluto-mappluto.page).

Integrating desk top review, using CAMA and GIS, into our workflow has allowed us to target field inspections and manage limited resources, improving the quality of our data and valuations and increasing public confidence in our work. The first step for us was to modernize our data definitions and bring them in line with how property is valued today. Next, we integrated our CAMA and GIS data and used in combinations with high resolution panoramic street level imagery. This has resulted in better data quality, more accuracy, equality, and fairness in our valuations, with less time needed to complete the work.