

Geospatial Solutions for Property Appraisers





All too often, it is Property Appraisers versus the changing world. Property improvements, patios and decks, swimming pools, additional parking spaces, changing rooflines; people are always adapting their properties to enhance their lives, and you are tasked with keeping up with the changes to each and every property. Hexagon's Geospatial division can help you streamline your appraisal workflows with the latest technology and geospatial information.

- Target your attention on only those parcels with relevant changes
- Never miss an opportunity to improve your assessment data
- Examine high rise property valuation through 3D visualization
- Manage and distribute your geospatial imagery



Focus Your Efforts with Property Change Detection

The number of reviews that appraisers must perform each year is staggering. Some state statutes require annual property reviews, some every few years, and some leave it up to the local taxing authorities as to when and how properties are reviewed. That can mean thousands or even tens of thousands of properties in the queue for review.

Hexagon offers a semi-automated Parcel Change Detection workflow using ERDAS IMAGINE software that automates the first pass review to focus your efforts on the properties that have the greatest likelihood of change. By quantifying the differences between old and new imagery, this tool can identify changes representing additions, swimming pools, parking lots, and even roof deviations. Appraisers then review parcels from a prioritized list, focusing in on parcels with the most relevant changes.

Our solution saves time and money by identifying probable changes before conducting field visits, allowing you to focus on the parcels with the most changes and efficiently plan field visits, minimizing time spent traveling between onsite locations.



Users review old and new imagery along with the calculated probability of change to prioritize properties with relevant changes for appraisals

Never Miss an Opportunity to Improve Your Assessment Data

How many times have you been in the field and seen something that you're not sure is on record? With Mobile Alert, you can use your cell phone to quickly snap the image, confirm the location, and send all the pertinent information to the cloud so it is at your fingertips when later researching the property at the office. It's as easy as "See, Snap, Send".

Mobile Alert from Hexagon's M.App Portfolio makes it even easier by allowing you to use your GPS-enabled smartphones and tablets to easily identify property changes, update property information in the field, in real-time and ensure all data is current in your assessment database. When submitted, the property reports include the GPS location, verified address, photo, and the ability to customize any number of categories depending on your specific needs, , for example: Use Code Changes, For Rent, For Sale, Home type, Business in Home, Multiple Living Units, New Construction, Demolition, Renovation, Disaster Damage, Billboards and Cell Towers. You can even use Mobile Alert to enable the public to play an active role in reporting disaster damage in their own neighborhoods and communities.



Mobile Alert provides a simple tool to submit property reports including the location, photo, and category.



Mobile Alert provides live property reports streamed into your GIS for analysis and decision making.

Improved High-Rise Property Valuation through 3D Visualization

Every commercial and residential high-rise building is unique, and you need to know the age, size, location, proximity, condition, and have the ability to view changes annually. How do you ensure that the property values are set in a consistent and equitable manner? Hexagon offers a dynamic 3D visualization solution that makes it easier to understand and uncover discrepancies between assessed value and the sales price of each particular unit. This solution uses viewshed analytics and 3D thematics to allow an appraiser to visually analyze and quantify key market drivers such as quality of view from their desk.

When viewing unit information in 2D, it is difficult to distinguish individual unit features from one floor to the next. GeoMedia 3D gives you a much more realistic representation of the building, and as a result, the process of viewing, selecting, and reviewing attributions is much more intuitive. With this approach you can easily select each unit and view the attributes. You can visually see the change in value from one unit to the next as you move from floor to floor. When a unit is selected from the list, it is automatically highlighted to reflect the selection, giving you an immediate understanding of its actual location.

The analytical tools in GeoMedia can display the different rankings for square footage, lease price, and view, with visual indicators to quickly evaluate what's available. You can also use GeoMedia to create rankings to reflect any of the CAMA attributes, like a Google search, but done analytically. This will enable establishing consistent appraisal values for all the units, quickly finding specific units that meet criteria, and identifying any outliers upon completion.



GeoMedia 3D quickly runs a viewshed analysis from any selected point on high-rise buildings that can more accurately justify increased/decreased valuation based on various views.



GeoMedia 3D provides easy to use tools for analyzing high-rise valuations using dynamic thematic views.

Efficient Imagery Management and Distribution

How can you eliminate time wasted searching network file systems for imagery needed during appraisal workflows and appeals?

Hexagon also offers a Geospatial Data Management and Distribution system implemented by ERDAS APOLLO, an enterprise-class, comprehensive data management, analysis, and delivery system. ERDAS APOLLO enables your organization to catalog, search,

discover, process, and securely disseminate massive volumes of both file-based and web-enabled data. This solution delivers image data faster, with less hardware than competing server-based products.

With this solution, property appraisal organizations can easily access current and relevant imagery data in support of appraisal workflows in the office or field.



Contact Us



<https://go.hexagongeospatial.com/contact-us-today>



Hexagon is a global leader in sensor, software and autonomous solutions. We are putting data to work to boost efficiency, productivity, and quality across industrial, manufacturing, infrastructure, safety, and mobility applications.

Our technologies are shaping urban and production ecosystems to become increasingly connected and autonomous - ensuring a scalable, sustainable future.

Hexagon's Geospatial division creates solutions that deliver a 5D smart digital reality with insight into what was, what is, what could be, what should be, and ultimately, what will be.

Hexagon (Nasdaq Stockholm: HEXA B) has approximately 20,000 employees in 50 countries and net sales of approximately 4.4bn USD. Learn more at [hexagon.com](https://www.hexagon.com) and follow us @HexagonAB.