

# Reassessment / GIS Project

Harry D. Lindsay, Director  
Department of Planning & Economic  
Development

June 12, 2008

# Background History

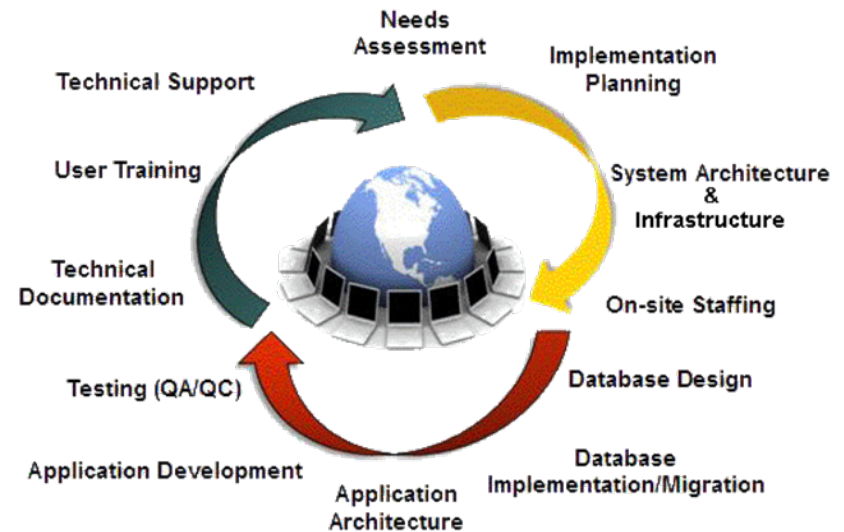
- Project initiated in 2001
  - Existing parcel maps vs. digital parcel maps
- Upgrade technology
  - Geographic Information System GIS
  - Use for future reassessment project
  - Interviewed 10-12 firms to provide technical assistance

# Reassessment Team Members

- GeographIT
- Earthdata
- L. R. Kimball & Associates, Inc.
- 21<sup>st</sup> Century Appraisals, Inc.
- County Assessors
- County Information Technology
- County Planning

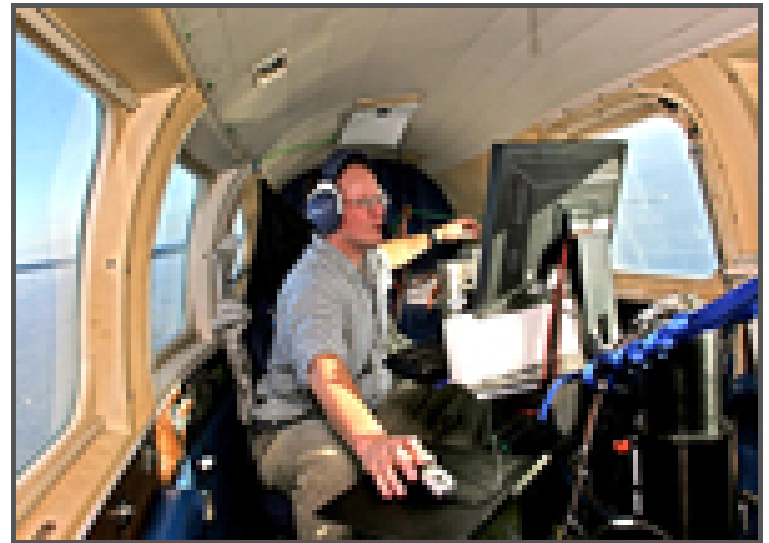
# GeographIT

- Technical Assistance
  - Aerial photo specs
  - Hardware & software
  - Parcel database design
  - GIS implementation plan
  - Support E-911, assessors & planning
- Contract start 9/02



# Earthdata

- Over flight of county
- Prepare digital photos for base map
- Contract start 10/02
- Complete 12/03
- \$478,894



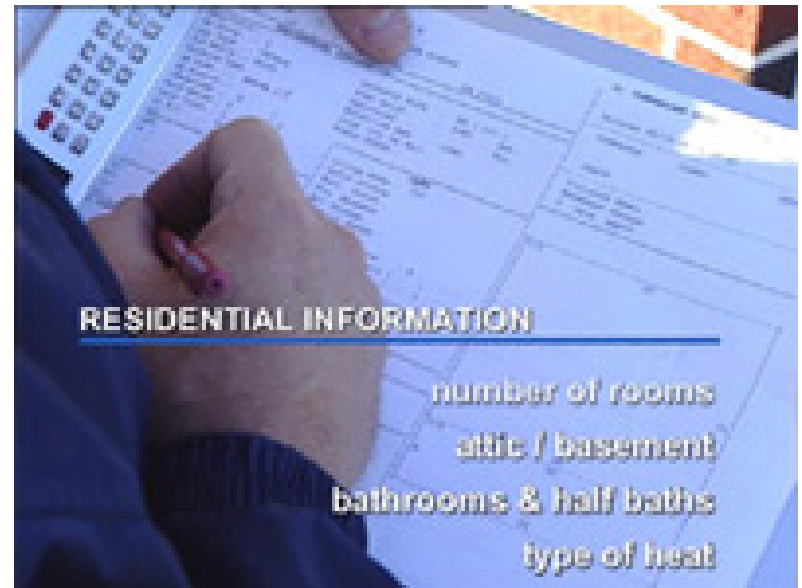
# LR Kimball & Associates, Inc.

- Digital parcel map
  - Data collection
    - Deeds & plans
  - Data entry, plot parcels
  - Train staff
- Contract start 1/03
- Complete 10/07
- \$1,990,500

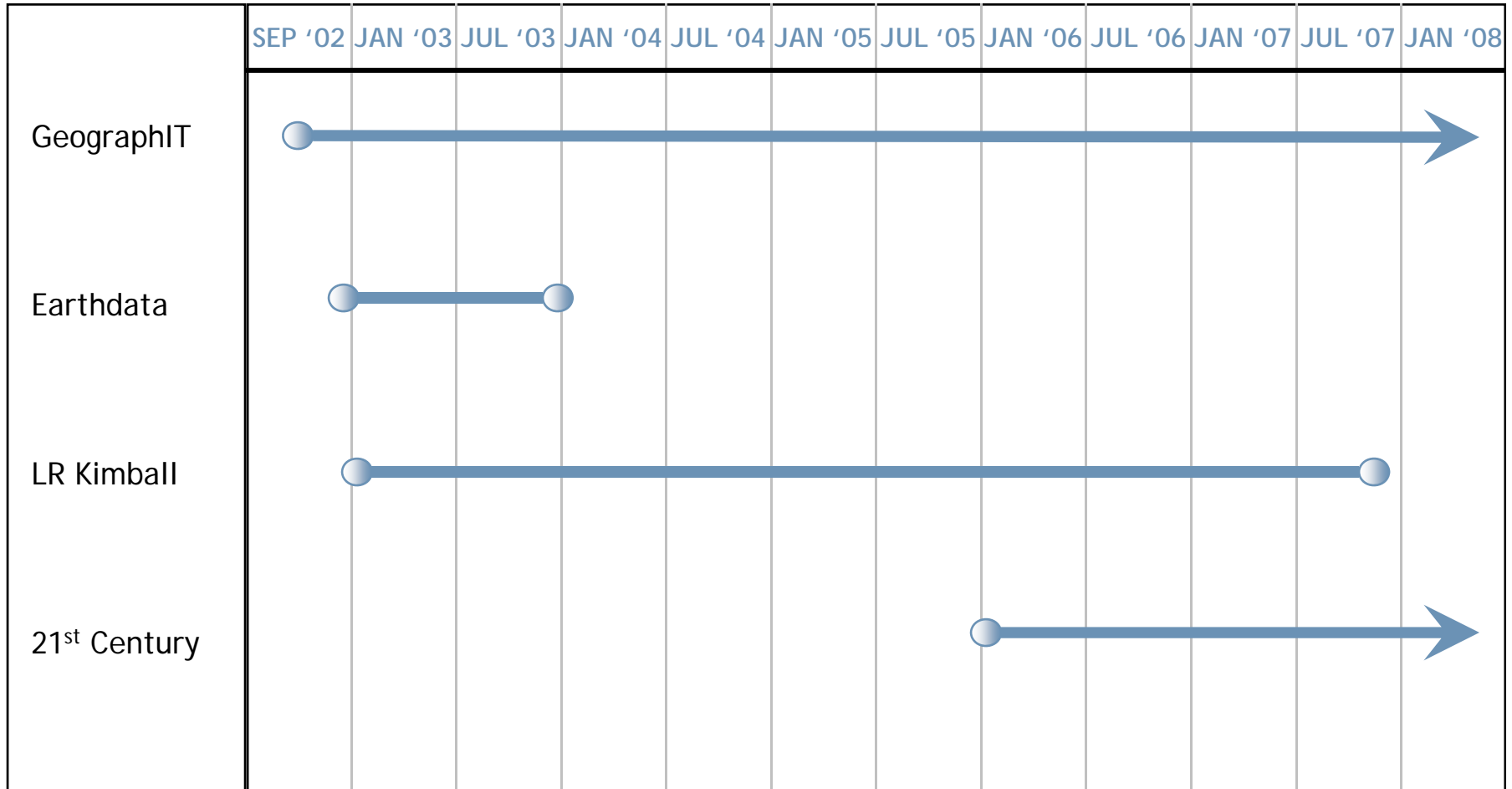


# 21<sup>st</sup> Century Appraisals, Inc.

- County-wide reassessment
  - Field data collection
  - New market values
  - CAMA system
- Contract start 1/06
- Ongoing
- \$4,171,000



# Reassessment / GIS Timeline



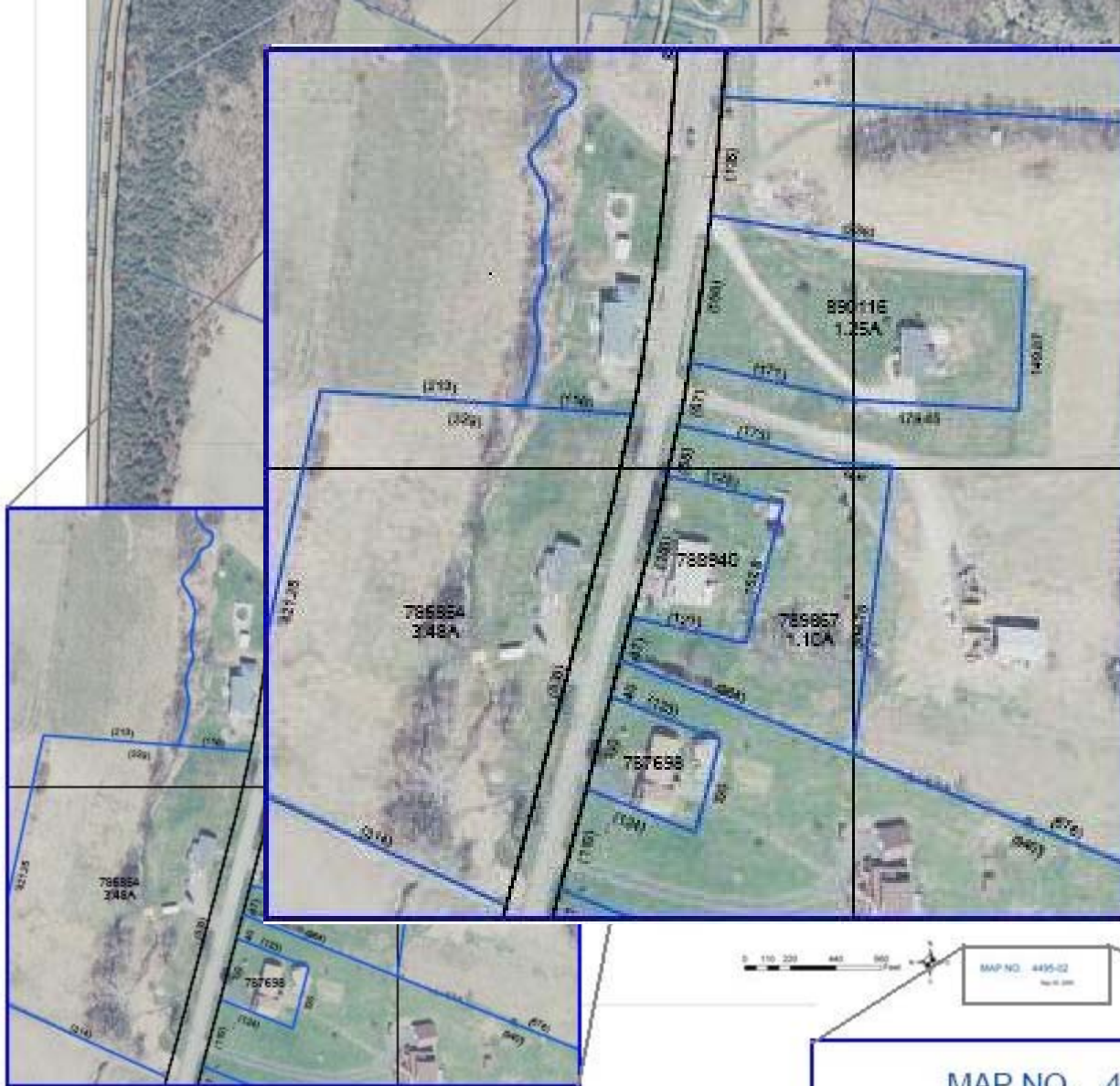


# Reassessment / GIS Project

Gene Porterfield, GA CPE  
COO - Director of Operations  
21<sup>st</sup> Century Appraisals, Inc.

# 21<sup>st</sup> Century Operations.

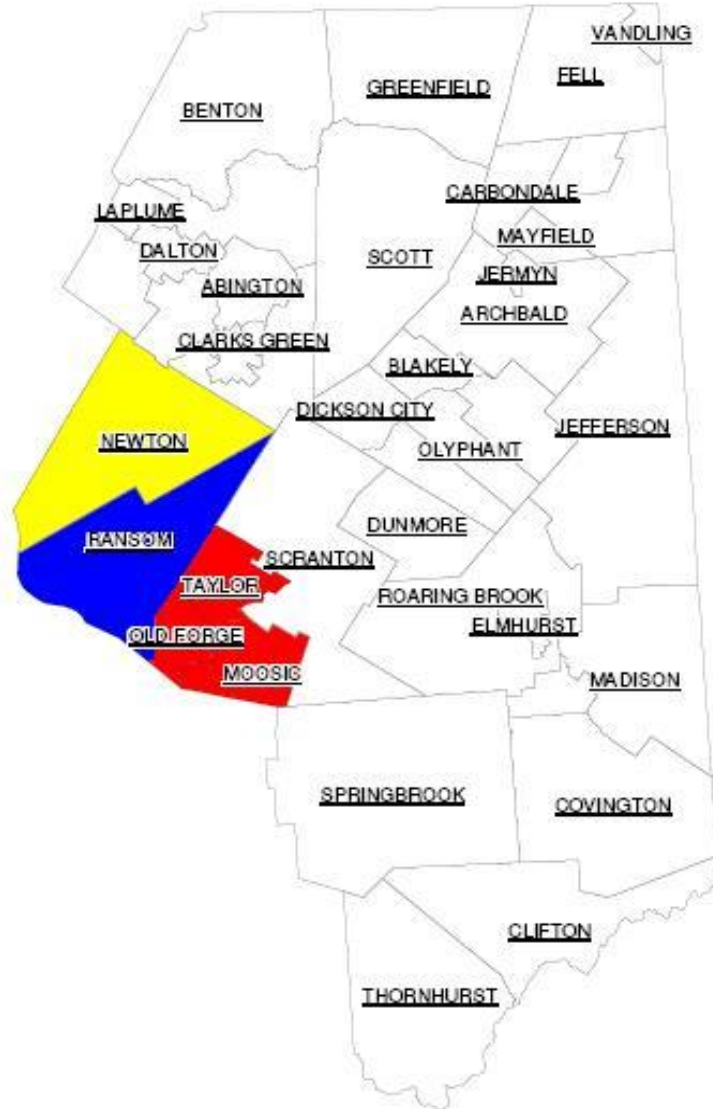
- Contract signed in January 2006.
- 21<sup>st</sup> Century field office located at Dunmore.
  - Central location in Keystone Ind. Park.
  - Office setup.
    - *Office opened July 2006.*
    - *Furnished and equipped during July-August.*
  - Office prep for field operations.
    - *Data from LCIT merged by 21<sup>st</sup> Century on company system.*
    - *Field sheets printed, routed, map oriented and readied for field effort.*







MAP NO. 4495-02  
Sep 29, 2006



# Lackawanna County Reassessment Field Data Collection Efforts



DC_Completion by Completed	
	Currently Being Visited (1)
	Collection not Begun (35)
	Preparation for Collection (3)
	Data Collection Complete (1)

Data as of September 28, 2006

# 21<sup>st</sup> Century Operations.

\* During the setup and data collection of the first several districts it became quite evident that there were map problems and errors that were going to need a coordinated effort between the county and 21st Century personnel to resolve.

\* Discussions with all concerned, at that time, determined that a plan of action would be developed to address the various types of problems and errors that were being found by 21st Century office and field personnel.

\* It was determined that the initial review and setup being conducted by 21st Century Appraisal staff and the subsequent field visitation was a necessity to defining any existing and/or pre-existing map problems.

\* 21st Century Appraisal recommitted one person to half time research of map problems and the setup of the problem field sheets for field data collection. This person was also responsible for the documentation of the map problems into a format which was then submitted to the county for research and/or resolve. In mid-2007 the problems, documentation and reporting of them became a growing task. 21st Century Appraisals hired an additional full time person to handle the task.

# 21<sup>st</sup> Century Operations.

\* By late 2007, 21st Century personnel alerted the county that it would be nearly impossible to send the reassessment notices out in 2008. 21st Century field effort had been slowed by approximately 20% due to the map issues. 21st Century informed the County that they would maintain personnel to time field completion in the late fall of 2008 with the current pace of map problems and issues.

\* When a reassessment is completed, all properties must receive a change of assessment notice based on the most recent market value base year as of January 1, that year.

\* Due to the numbers of map problems and errors there would be as many as 3,000 properties, minimum, that could not receive new values for a variety of reasons relating to map location and related ownership.

\* The county has been making every effort to clean up map and ownership problems. Many were resolved, but there were too many that were and are in need of “in depth” deed research to resolve. The county personnel will address their efforts and the numbers of problems they must deal with during their presentation.

# 21<sup>st</sup> Century Operations - Current.

\* 21st Century Appraisal operations continue to forward map problems and issues to the county as the field visitations are completed and map problems documented.

\* To date, with 28 districts documented, there are reported 5,735 errors or problems out of 70,528 properties visited.

\* The problems and issues are a variety. The following will provide examples of some of the problems that exist on the 21st Century Appraisals side of the program.



# Map problems and issues.

\* 21st Century Appraisals has 4 general categories of map problems or issues that we find as the county forwards data and map to our office operation.

Type 1: We receive an electronic file of ownership data from the county IT department. Certain properties on that list contain information that there is a piece of real estate in that municipality but there has been no new GIS map number assigned to it.

Problem: We can not associate this parcel with a specific location on the GIS map. Typically this parcel does not have a GIS map plot to refer to. So we assign a temp number to it and hope that the field data collector will accidentally find it as the municipality is canvassed, by associating the owner name or other information from the county data file.











Linden St

# Reassessment / GIS Project

John Foley

Deputy Director, Assessors Office

# GIS Mapping & Reassessment Overview

- ✿ The following discussion will be presented by:
  - ✿ Mr. John Foley – Deputy Director of Assessments, Lackawanna County Assessment Office
- and
- Mr. Joe Sheenan - Deputy Director of Appeals, Lackawanna County Assessment Office

# Parcel Project Completion

- 98,127 Mapped Parcels in County
- 100,266 Records in Owner Table
- 736 Unknown Parcels
  - No Owner Table record for parcel
    - Exempt property
    - Untaxed property
    - FN or other recording
- 1,948 Unmatched Owner Table Records
  - Records not tied to a mapped parcel



# Parcel Project Completion Cont.

- ❖ Municipalities that have been turned over to the county for problem resolution.
  - ❖ Moosic, Old Forge, Taylor, Ransom, Newton, Scranton, Benton, Fell, Greenfield, Vandling, Thornhurst, Clifton, Jefferson, Covington and Springbrook.
  - ❖ 4130 problems found during field visits
  - ❖ 2604 problems resolved
  - ❖ 1526 problems remaining
- ❖ Remaining municipalities in County have not been fully turned over to the county for problem resolution.



# Errors Found During Reassessment

- ❌ Missing PIN – corrected with data updates
- ❌ Leasehold – corrected with data updates
- ❌ Wrong Owner – corrected with data updates & verification
- ❌ Mapping Errors – extensive maintenance and research
- ❌ Cannot Locate – extensive maintenance and research
- ❌ Unknown Parcel – extensive maintenance and research

# Mapping Error

- ❖ Property Split Not Mapped
  - ❖ Part of county maintenance
  - ❖ Deed not recorded
- ❖ Parcel incorrectly mapped
  - ❖ Deed not recorded?
  - ❖ Deed without sufficient description?

# Grid/Unknown Parcel

- ❖ Mapped parcels that have unknown ownership.
- ❖ Reasons include:
  - ❖ Exempt properties deleted from Owner Table
  - ❖ Untaxed properties
  - ❖ Errors within deeds
- ❖ Reassessment field crew collects info if possible
  - ❖ Must match to existing record or create new one

# Cannot Locate

- ❖ Same error as 1,948 unmatched parcels from conversion project
- ❖ Investigate why Owner Table records exist but do not tie to a mapped parcel.
- ❖ Typical reasons include:
  - ❖ Duplicate record that should be voided
  - ❖ FN number

# Leasehold

- ⚙ Kimball assigned a unique Suffix number to each lot/condo.
- ⚙ The county owner table did not reflect the suffix number updates.
- ⚙ Corrected with data updates.

# GIS Mapping/Reassessment

 Question – Answer Session