



True Automation, Inc.



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PACS Appraisal

Property Tax Mass Appraisal System



Client/Server Architecture

PACS Appraisal is uniquely designed to perform every appraisal function of your district, from data entry and verification to certified roll processing and state submissions.

32-Bit Application

Intuitive Design

All property maintenance tasks are performed with a few simple steps. Extensive use user-friendly Windows features give the user quick access to required information. Leveraging the benefits of an SQL database, PACS offers field-level security and fully implements "User Rights" to appropriately manage user access.

Quick-Entry and Mass Update

Income Approach

PACS features a complete income approach using four different valuation methods to arrive at an income value. The system also allows for multiple income approaches to be created and maintained at the property level so the user can value property with different income information and then select the income approach that is appropriate. The income value can be distributed over multiple properties.

Intelligent Help Wizards

Personal Property Appraisal

PACS allows an unlimited number of personal property detail appraisal records. Unit price calculations for tables are based on user-defined features such as quality, density. Depreciation can be applied using tables with factors such as year acquired, quality and condition.

Integrated Document Imaging



PACS can also import vehicle information contained in an external source to prevent manual entry.

Digital Picture Support

Land Appraisal

Land appraisals may include an unlimited number of land detail records per parcel. Value calculations are table-driven by user-defined value increments and adjustments. Separate tables may be created to handle various methods of appraisal for the same neighborhood area. Land detail records can use an "effective size" acreage field for pricing small tracts that are part of a larger track. Percentage adjustments may be applied to land details. Separate tables for market and agricultural values may be used to appraise land. Late AG penalties are automatically calculated.

GIS Interface Integration

Previous Years at Your Fingertips

Appraisal data is saved by year, so you have easy access to all historical appraisal data. The application allows you to identify an account as it was in 1999, modify the square footage of the improvement, recalculate the 1999 account and print a new card. This is done easily without changing the current 2003-year layer.

PenPad / Handheld Field Unit Support

Digital Picture and Document Imaging Support

PACS allows digital pictures of a property to be linked to the records for reference. These images will print on appraisal cards and on comparable sales sheets.

Desktop Application Integration

In addition, PACS allows for an automatic oil well adjustment based on the number of oil wells on the property. Irrigation well and gallons-per-minute information is available to help cross check irrigated acreage.

Appraisal Review Board Module

Improvement Appraisal

PACS accommodates an unlimited number of improvement records per parcel, an unlimited number of sequences per improvement, and an unlimited number of features per sequence. Your district determines the which details to include and track. The application fits your process. You don't have to change your office operations to fit the system.

Tax Agent Tracking

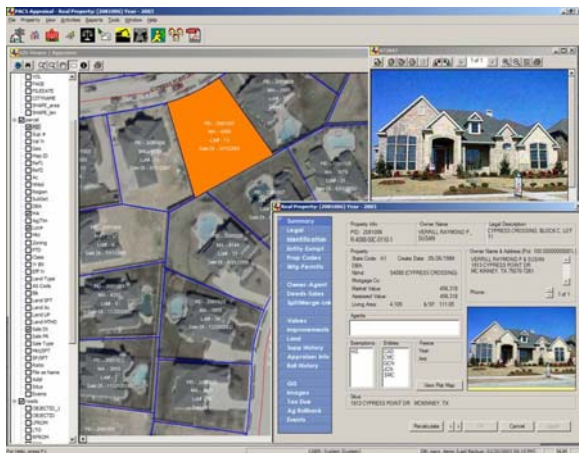
Online Help System

PACS Appraisal

Other property appraisal software provides a pre-defined list of features, regardless of improvement type. When entering appraisal data, you must skip feature fields with no relevance such as number of rooms or wall construction type on an open porch improvement. In PACS, your district determines which features are displayed as the default list for each improvement type, but the list may be modified during data entry.

GIS Coverage Integration

PACS allows you to display GIS maps directly in the application. This is most useful for users that have digitized maps. Properties are able to be located immediately. Comparable sales can be displayed on a map for use by appraisers.



Value Adjustments

PACS offers multiple levels of adjustments. An appraiser may apply value adjustments to properties at any level from the feature level to the abstract / subdivision level. A sequence may have an unlimited number of adjustments applied to it. Adjustment codes may be set up so that users decide the type of adjustment—flat or percentage—and the adjustment amount for particular codes.

Sales Analysis / Online Comparable Sales

Complete sales functionality is included to capture, qualify, confirm, modify and analyze sale price information with automatic adjustments of comparables to subject. In addition, you may access on-the-spot comp sales information and generate sales ratio reports. PACS provides the user with the ability to view comparable properties so that not just comparable

sales but comparable properties can be viewed and discussed. PACS also features profiling so the appraiser can review a neighborhood, subdivision / abstract, region, subset or query.

Partial Exemption / Special Exemption Handling

Standard and special exemptions data entry are easy in PACS, including exemptions such as the five hundred dollar minimum exemption, freeport, abatements, pollution control, historical and solar exemptions.

Inquiry and ARB Protest

You may easily enter inquiries for proper tracking and timely resolution. Protest records may be created for an individual property or for all properties of an owner or tax agent. Appraiser scheduling, ARB panel scheduling and all taxpayer notification letters are automated. Mass processing of inquiries and protests, mass scheduling of hearings and mass printing are some of the main benefits.

In addition, PACS Appraisal allows for a total paperless, ARB presentation packet with support for digital pictures, document scanning, GIS comp sale maps and digital hearing audio recordings in MP3 format.

System Requirements	
Client	Client / Server, Windows 32-bit Intel. Minimum Pentium 300 Mhz, Windows NT, Windows 2000, Windows XP, 128 MB Memory, 100 MB available disk space, 17" minimum size monitor, with a minimum of 1024 x 768 resolution; Network: TCP/IP Protocol required
Server	Platform: Windows 2000/2003 Server; Database: MS SQL 2000
Scanner and Digital Camera	Any twain-compliant, USB or BlueTooth
GIS	ESRI MapObjects Tools; Integraph GeoMedia
Additional Application Requirements	Desktop Application: ODBC / OLE DB; Document Merge: MS Word Merge; Data Analysis: MS Excel Import; Querying: MS SQL Query Analyzer; Data Manipulation: MS Access

MS SQL Server, MS Access MS Word, MS Excel, Windows XP, Windows NT and Windows 2000 are all registered trademarks of Microsoft Corporation, MapObjects is a registered trademark of the ESRI Corporation. GeoMedia is a registered trademark of Integraph Corporation.

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