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16. Abstract

Research project 9-1523 is a Texas-led study supported by national pooled funds which has developed a prototype Electronic Appraisal System (EAS). The EAS streamlines the review and approval process for real property acquisition by allowing the capture, transmission, storage, management, analysis and reporting of appraisal data in a secure electronic format. The prototype was unveiled at the May, 2006 AASHTO Right-of-Way Conference in Baltimore, and has met with wide acceptance by state DOT R/W personnel. However, the prototype is only a proof-of-concept for the EAS. It was built to demonstrate the key features of the proposed EAS with limited functionalities. In order to implement the EAS for TxDOT use, a new appraisal report template was provided by the ROW Division of TxDOT in April, 2009. Certain features of the prototype system must be customized to the local conditions of Texas while some other features of the prototype must be further enhanced and/or fine-tuned according to this new template. The resulting product is the Electronic Appraisal Reporting System (EARS). This report summarizes the work conducted under the implementation project.

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Implementation of Electronic Appraisal System

Lu Gao
Liang Liang
Zhanmin Zhang
Carlos Caldas

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Center for Transportation Research
The University of Texas at Austin
3208 Red River
Austin, TX 78705

www.utexas.edu/research/ctr

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Research Supervisor: Zhanmin Zhang, Ph.D.

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1. Introduction

One of the primary functions of the state departments of transportation (DOTs) is to provide safe and reliable transportation facilities to the public. To meet this demand for transportation, construction of new infrastructure facilities, such as highways, is imperative. The construction effort usually requires a significant amount of right-of-way (R/W) acquisition. Most of the state DOTs in the U.S. currently use paper-based appraisal systems. These systems are arguably ineffective and laborious, and provide ample opportunities for divergences in appraised values. As an attempt to improve the appraisal process, Research Project 9-1523, a Texas-led study, supported by national pooled funds, conducted by the Center for Transportation Research (CTR) at The University of Texas at Austin, has developed a prototype Electronic Appraisal System (EAS). The EAS streamlines the review and approval process for real property acquisition by allowing the capture, transmission, storage, management, analysis, and reporting of appraisal data in a secure electronic format.

The prototype was unveiled at the May 2006 AASHTO Right-of-Way Conference in Baltimore, and has been met with wide acceptance by state DOT R/W personnel. However, the prototype is only a proof-of-concept for the EAS. It was built to demonstrate the key features of the proposed EAS with limited functionalities. The objective of this implementation project is to customize the EAS prototype to an operational version for TxDOT. The ROW Division of TxDOT provided a hard copy appraisal report template to the researchers at the end of February 2009. The final electronic appraisal report template was received by the researchers in April 2009. Extensive work has been finished to make the EAS consistent with those two templates and other requirements from TxDOT. For example, more functions were added to the system and the format of the web-based report has also been redesigned according to the new template. Moreover, the EAS database was transferred from MySQL to Oracle. The resulting product is the Electronic Appraisal Reporting System (EARS). However, due to the limited time period between the deadline of this project and the date the templates were received by the researchers, more work needs to be done in the future to make the EARS fully implementable for TxDOT.

2. Fine-Tuning of the System

An operational EARS can be developed and implemented by enhancing the prototype of the EAS. The first step in the development of an implementation version of the EARS is the fine-tuning of the prototype. This involves the revision of various components of the EAS according to the new appraisal report template. The changes made in this process are for the convenience of the user and the accuracy of the system. These improvements include the standardization of the report, additional functions, and the transfer of the database.

2.1 Standardization of the Report

The EARS will be used by appraisers and reviewers in Texas. The format of the EARS generated report has to be consistent with the current practice for the convenience of the users. Extensive revisions have been done according to the new appraisal report template from the ROW Division of TxDOT. For example, almost all tables of the EAS have been redesigned; and all required supplements including maps, sales comparable, and rental comparable sheets were moved to the addenda, which is at the end of the report. Moreover, the embedded calculation

function of the prototype was removed from the system and the appraisers are now responsible for all of the calculations. The detail information about the revision is described as follows.

2.1.1 Redesign of the Tables

The new report template is very different from the existing EAS in terms of the format, especially those tables with input fields. Considering the short period between the time when the researchers received the template and the deadline of the project, significant time and effort were devoted to redesign those tables. Sometimes, redesigning the structure of a table is not just the matter of format, as other related problems also require special attention. For example, in the "Valuation of the Whole Property" part, the table of "Contributory Value of Improvements" was redesigned to follow the format of the new template. However, since the number of the improvements may not be the same for different properties, the number of the rows of the table (each row is for one improvement) has to be flexible. As a result, besides redesigning the structure of the whole table, researchers also designed a new function that enables the users to adjust the number of rows according to the actual needs. The following table lists all tables that have been redesigned in this project.

Table 2.1: A Summary of the Tables Needed Redesign

No.	Tables	Page No. in the New Template	Reason for Redesign
1	Contributory Value of Improvements	9	It is not included in the original EAS
2	Valuation Grid of Land Valuation – Whole Property	11	Format is different
3	Cost Approach to Value Whole Property Valuation	13	Format is different
4	Valuation Grid of Improved Sales Comparison Approach to Value Whole Property Valuation	15	Format is different
5	Income Approach to Value Whole Property Valuation	17	Format is different
6	Contributory Value of Improvements of Part to be Acquired	19	It is not included in the original EAS
7	Contributory Value of Improvements of Remainder Before the Acquisition	19	It is not included in the original EAS
8	Contributory Value of Improvements of the Property Valuation Summary Remainder after the Acquisition	21	It is not included in the original EAS
9	Valuation Grid of the Land Valuation – Remainder After The Acquisition	23	Format is different
10	Cost Approach to Value Remainder After the Acquisition	25	Format is different

11	Improved Sales Comparison Approach to Value Remainder After the Acquisition Valuation	27	Format is different
12	Income Approach To Value Remainder After The Acquisition Valuation	29	Format is different
13	Comparable Land Sales Sheet	35	Format is different
14	Improved Sales Comparable Sheet	37	Format is different
15	Rental Comparable Sheet	39	Format is different

2.1.2 Addenda

Another major difference between the new template and the original EAS is that addenda are added to the end of the report in the new template. Several tables and photos have been moved to the addenda from their original places. Those changes also require significant time and effort because the EAS has to be restructured in order to accommodate those replacements. For example, the move of the "Sales Comparables Maps" to the addenda requires the redesign of the pages where the maps were originally. The following table lists all the tables and photos that have been moved to the addenda.

Table 2.2: Tables and Photos in Addenda

No.	Tables and Photos
1	Area Map
2	Comparables Land Sales Map
3	Comparable Land Sales Sheet
4	Improved Comparable Sales Map
5	Improved Sales Comparable Sheet
6	Rental Comparables Map
7	Rental Comparable Sheet

2.2 Additional Function

The EAS prototype changes the traditional right-of-way acquisition procedure to a new system allowing the capture, transmission, storage, management, analysis, and reporting of appraisal data in a secure electronic format. This change leads to the transformation from hard-copy format to computers. In the original EAS prototype, the appraisers can type the appraisal data into the computer through the interface consisting of a drop-down list, list box, and some other forms. However, in the new template, additional functions are required to be programmed into the system. For example, the users should be able to upload photos, scanned files, and supporting documents to the report. Since the formats of the uploaded files are usually not the same, programming work was carried out to make them compatible with each other. The following table lists all places that this new function is needed.

Table 2.3: A Summary of the Upload Functions Added to the System

No.	Page No. in the New Template	Location
1	4	Diagram of Subject Lot or Tract
2	7	Description of the Improvements
3	8	Diagram of the Improvements
4	10	Highest and Best Use of The Whole Property
5	12	Land Sales Analysis – Whole Property
6	13	Cost Approach to Value
7	16	Improved Sales Comparison Approach to Value Whole Property Valuation
8	18	Income Approach to Value – Whole Property Valuation
9	20	Part to be Acquired Analysis and Comments
10	22	Remainder Property After The Acquisition
11	24	Land Valuation – Remainder After the Acquisition
12	26	Cost Approach – Remainder After
13	28	Improved Sales Comparison Approach – Remainder After the Acquisition
14	30	Income Approach – Remainder After Acquisition

Finally, the file upload function was added to multiple places in the EARS to provide the user an alternative way of recording the evaluation. With this function, the user is able to either input information through the textbox or upload relevant documents. For instance, in section 2 page 4 of the EARS (Figure 2.1), the Description of the Improvements requires the user to provide information about the property improvements. With the upload function, the user is able to type in through the textbox or upload files by clicking the "Browse" button. If the "Save" button is clicked, then all the data will be stored in the database.

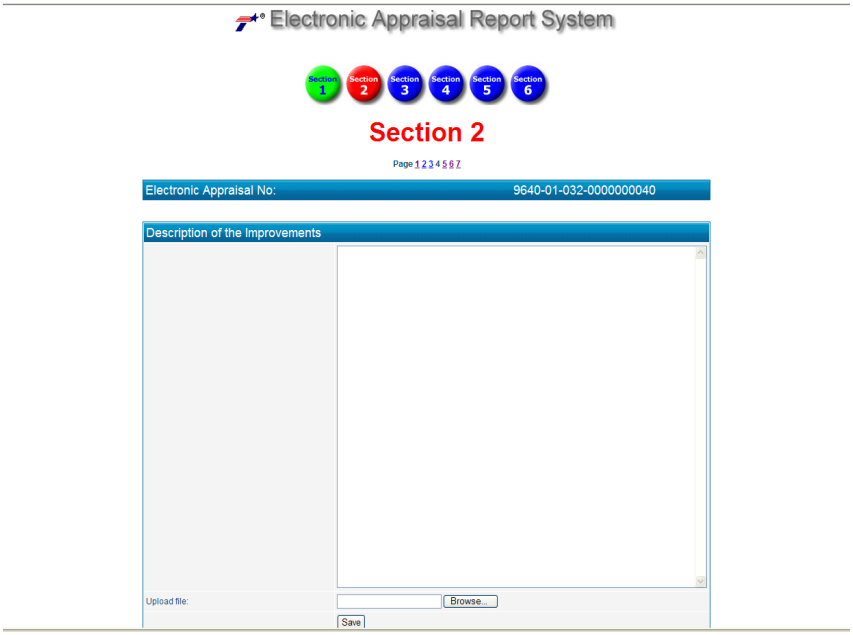

Figure 2.1: Upload Function

Another need for additional functions is that appraisers may require different space to record the information for different properties. But if the number of rows in the table in the EARS is fixed, some information may not be able to be recorded due to limited space. Examples like these may seem to be trivial, but they could cause a more severe problem if not treated properly. The following table lists all places the adjustable row number function is needed.

Table 2.4: A Summary of the Adjustable Row Number Function Added to the System

No.	Page No. in the New Template	Location
1	9	Valuation of the Whole Property
2	11	Land Valuation – Whole Property
3	13	Cost Approach to Value Whole Property Valuation
4	15	Improved Sales Comparison Approach to Value Whole Property Valuation
5	17	Income Approach to Value Whole Property Valuation
6	19	Part to be Acquired
7	19	Remainder Before the Acquisition
8	21	Property Valuation Summary Remainder After the Acquisition
9	23	Land Valuation – Remainder After the Acquisition
10	25	Cost Approach to Value Remainder After the Acquisition
11	27	Improved Sales Comparison Approach to Value Remainder After the Acquisition Valuation
12	29	Income Approach to Value Remainder After The Acquisition Valuation

The modification of the EAS is done by the addition of an adjustable row number function through which the user can adjust the number of rows in the tables according to the amount of information needing to be input. This modification simplified the appraisal report stored in the database and also makes data input much easier. For example, in section 5 page 3 of the EARS (Figure 2.2), the estimation of the improvement price requires the user to input items that are part of the improvement; however, the number of items may differ significantly for different properties. The adjustable row number function allows the user to decide how many rows are actually needed. The system will automatically save the input according to the user defined number of rows.

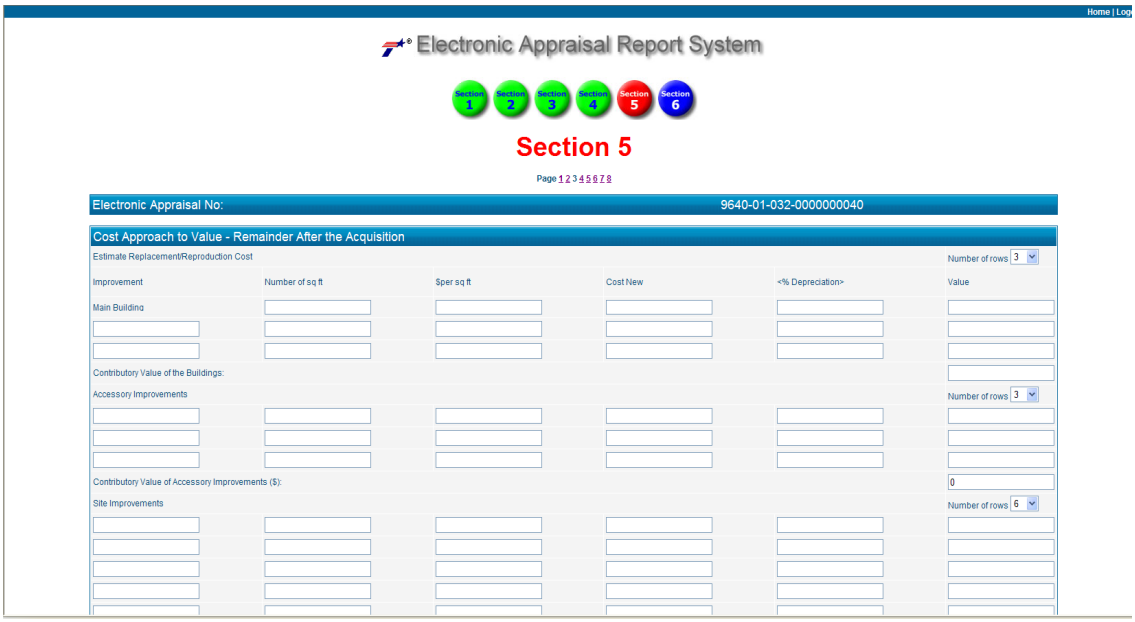

Figure 2.2: Adjustable Row Number Function

2.3 Transfer of the Database

The EAS prototype was developed by using the database software MySQL. In order to be consistent with TxDOT's existing computer environment, the whole MySQL database was transferred to an Oracle database, more specifically Oracle 11g. The Oracle Database (commonly referred to as Oracle RDBMS or simply Oracle) consists of a relational database management system (RDBMS) produced and marketed by Oracle Corporation. As of 2009, Oracle remains a major presence in database computing. In the market for relational databases, Oracle Database competes against commercial products such as IBM's DB2 UDB and Microsoft SQL Server. Extensive work has been done in revising the name of the data entries because MySQL and Oracle have different specifications in terms of the length of the data name.

2.4 Preparation of the Data Dictionary

According to the request of TxDOT, a data dictionary was prepared as part of the project deliverables. This data dictionary contains the name of all data entities used in the EARS database and their definitions. The definitions of the data entities were provided by following the TxDOT data standard. Since the EARS covers the whole appraisal process and numerous user-friendly functions were developed in the system, all total there were more than 600 different data entities prepared.

3. Future Work

The prototype of the EAS is based on the broad requirements of the state DOTs. Although this implementation project has completed fine-tunings that are required for the system to be used as an operational version by TxDOT, further revisions of the system are still necessary. New suggestions about further revision of EARS were received by the researchers from TxDOT in the middle of July 2009. According to those suggestions, some revisions and customizations have to be done in order to make the EARS fully implementable. In short, there are three additional works needing to be finished in the future—the further standardization of the report, the SPC function, and the PDF conversion.

3.1 Standardization of the Report

According to the new suggestions, some of the tables have to be redesigned and some of the terminologies have to be revised. The following table lists selected places where further revision is needed. The suggestions listed in this table are for demonstration purposes and are only part of the whole revision plan.

Table 3.1: Selected Places Need Further Revision

No.	Page No. in the EARS	Places Need Further Revision
1	section 1 page 1	District names should be displayed instead of district number. Subject property address should be optional input field instead of required.
2	section 2 page 1	The Electronic appraisal number should be revised to the format of 10 digits.
3	section 2 page 3	The size of all input fields in this page should be expanded.
4	section 2 page 4	The “description of the improvements” text box should be revised to a predesigned form.
5	section 2 page 6	The format of this page needs to be revised. The “reconsolidation of approaches to value” text box should be moved to another place.
6	section 3 page 1	The format of this page should be revised.
7	section 3 page 3	The format of this page should be revised.
8	section 3 page 5	The format of this page should be revised.
9	section 4 page 3	The format of this page should be revised.
10	section 4 page 2	The highest and best use part should be added to this page.
11	section 4 page 3	More input fields should be added to this page.
12	section 4 page 5	More input fields should be added to this page.
13	section 5 page 7	The format of this page should be revised.
14	section 5 page 8	Additional field should be added to this page.
15	section 6 page 1	The format of this page should be revised.
16	section 6 page 5	The format of this page should be revised.

17	section 6 page 7	A signature block should be added to this page.
18	section 6 page 9	Photo upload function should be added to this page.

3.2 SPC Function

Statistical Process Control (SPC) is a methodology that is widely used in manufacturing and financial industries and is making in-roads in the appraisal industry. It is a method that allows users to separate random variations, in their data, from nonrandom variations, and then analyze the nonrandom variations to improve the quality and reduce the cost of products. SPC is a control philosophy concerned with continuous process improvements using a collection of tools for data and process analysis and making inferences about process behavior. SPC is a key component of total quality initiatives. The goal of implementing such a procedure in the EARS is to ultimately reduce the time needed to complete the appraisal process. The intention of the SPC is to flag inconsistencies in an appraisal to alert the reviewer. The SPC algorithm will first identify similar past appraisals according to some preselected attributes. Then, the appraised market price of the new property will be compared with those similar appraisals. If the difference is statistically significant, the system will alert the reviewers for attention. For example, when the land value from one appraisal significantly differs from the land value of similar appraisals, the reviewer should be alerted. In this manner, the SPC helps ensure consistency among similar appraisals. However, SPC should only serve as guidance for the reviewer; it is the reviewer who will make the final judgment. The primary task in the SPC mechanism is to identify similar appraisals. An excellent means of selecting similar appraisals is by using the process of data clustering. Data clustering is an unsupervised classification of data items into groups based on some measure of similarity. The clustering technique was incorporated in the Electronic Appraisal System using PHP. The attributes selected to cluster the data came from diverse fields. These include the attributes dealing with the property compensation, attributes of area and neighborhood, and the highest and best use of the property. The list of nineteen attributes selected for data clustering have been presented in Table 3.2.

Table 3.2: Attributes for SPC

No.	Attribute	Availability in the New Report Template
I.	*Compensation*	
1	Market value of the whole property	Yes
2	Market value of the part to be acquired	Yes
3	Land value	Yes
4	Net damages	Yes
5	Net enhancements	Yes
II.	*Area, Neighborhood and Whole-Site Analysis*	
1	Total acre	Yes
2	Acquired acre	Yes
3	Improvement age	No
4	Setting	No
5	Shape	No
6	Access	No
7	Distance from CBD	No
8	Frontage	No
9	Topography	No
10	Corner plot	No
11	Soil conditions	No
III	*Highest and Best Use*	
1	Property type	No
2	Highest and best use as 'vacant'	No
3	Highest and best use as 'improved'	No

The Statistical Process Control Mechanism is a nice tool to make the right-of-way acquisition process more efficient. It ensures quality control in the practice and assists the reviewer in making judicious decisions. However, in the new appraisal report template given by TxDOT, twelve out of nineteen of the attributes cannot be used in the SPC (Table 3.2). In previous versions of EAS, those attributes are all collected through standardized fields, which means the user will either input numerical values to a blank field or select options from a drop-down list. The computer can recognize this input data and then transmit it to the SPC algorithm. In the new report template, however, twelve attributes are input in a narrative format. The computer itself will not be able to recognize the attributes data from a paragraph of text. Consequently, only seven out of nineteen attributes can be used in the SPC algorithm to identify similar appraisals. As a result, the results will be unreliable and the objective of quality control cannot be fully achieved. One solution is to add a table at the end of all sections. The user will be asked to input all seven attributes that are not available in the new report template. In this way, the SPC function can be used.

3.3 PDF Conversion

Since the final EARS report will be stored in the format of PDF, the system needs to convert all electronic files to PDF format. In the original prototype, all files are in HTML or picture format, which is relatively easy to convert. However, in the revised system, users are allowed to upload extra PDF files. Because different versions of PDF files are usually not compatible, it will require significant programming effort to combine those files into one single document.

Appendix A:
Data Dictionary

Entity	Definition
ACCESSORY_IMPROVEMENTS_ID	Definition: ACCESSORY_IMPROVEMENTS_ID is the identification number of the accessory improvement.
ACTUAL_AGE	Definition: ACTUAL_AGE is the actual age of the property.
ADDRESS	Definition: ADDRESS is the address of the property.
ADJUSTED_PRICE	Definition: ADJUSTED_PRICE is the final price of the property after adjustment.
ADJUSTMENT_EXPLANATION_CONDITI	Definition: ADJUSTMENT_EXPLANATION_CONDIT is the explanation of the condition adjustment.
ADJUSTMENT_EXPLANATION_LOCATIO	Definition: ADJUSTMENT_EXPLANATION_LOCATIO is the explanation of the location adjustment.
ADJUSTMENT_EXPLANATION_OTHER	Definition: ADJUSTMENT_EXPLANATION_OTHER is the explanation of other adjustment.
ADJUSTMENT_EXPLANATION_PHYSICA	Definition: ADJUSTMENT_EXPLANATION_PHYSICA is the explanation of physical condition adjustment.
ADJUSTMENT_EXPLANATION_SIZE	Definition: ADJUSTMENT_EXPLANATION_SIZE is the explanation of size adjustment.
ADJUSTMENT_EXPLANATION_UTILITI	Definition: ADJUSTMENT_EXPLANATION_UTILITI is the explanation of utility adjustment.
ADJUSTMENT_EXPLANATION_ZONING	Definition: ADJUSTMENT_EXPLANATION_ZONING is the explanation of zoning adjustment.
AERIAL_MAP_ID	Definition: AERIAL_MAP_ID is the identification number of the aerial map.
AIR_CONDITIONING	Definition: AIR_CONDITIONING is the overall condition of the air conditioning.
APPRAISAL_COMPLETED_DATE	Definition: APPRAISAL_COMPLETED_DATE is the date when the appraisal is completed.
APPRAISAL_ID	Definition: APPRAISAL_ID is the identification number of the appraisals.
APPRAISAL_ID	Definition: APPRAISAL_ID is the identification number of the appraisal.
APPRAISAL_STATUS	Definition: APPRAISAL_STATUS is the status of the appraisal.
APPRAISAL_TYPE	Definition: APPRAISAL_TYPE is the type of the appraisal.
APPRAISER_AFFILIATION	Definition: APPRAISER_AFFILIATION is the associated company of the appraiser.
APPRAISER_CERTIFICATION_NUMBER	Definition: APPRAISER_CERTIFICATION_NUMBER is the certification number of the appraiser.
APPRAISER_CERTIFICATION_STATE	Definition: APPRAISER_CERTIFICATION_STATE is the state where the appraiser obtains his or her certification.

APPRAISER_ID	Definition: APPRAISER_ID is the identification of the appraisals.
APPROVE_REMARKS	Definition: APPROVE_REMARKS is the remarks of the approval of the appraisal.
AREA_MAP_LINK	Definition: AREA_MAP_LINK is the link to the area map.
AREA_NEIGHBORHOOD_ANALYSIS	Definition: AREA_NEIGHBORHOOD_ANALYSIS is the analysis of the neighborhood area.
AS_IMPROVED_FINANCIALLY_FEASIB	Definition: AS_IMPROVED_FINANCIALLY_FEASIB is the financially feasibility of the property as improved.
AS_VACANT_FINANCIALLY_FEASIBLE	Definition: AS_VACANT_FINANCIALLY_FEASIBLE is the financially feasibility of the property as vacant.
ASSUMPTIONS_LIMITING_CLINK	Definition: ASSUMPTIONS_LIMITING_CLINK is the link to the limiting assumptions.
ASSUMPTIONS_LIMITING_CTEXT	Definition: ASSUMPTIONS_LIMITING_CTEXT is the user input text of the limiting assumptions.
AVERAGE_RENT	Definition: AVERAGE_RENT is the average rent of residential properties in the neighborhood area of the appraisal property.
BATHS	Definition: BATHS is the number of the baths.
BATHTUBS	Definition: BATHTUBS is the number of bathtubs.
BEDROOMS	Definition: BEDROOMS is the number of bedrooms.
BOUNDARIES_EAST	Definition: BOUNDARIES_EAST is the east boundary of the property.
BOUNDARIES_NORTH	Definition: BOUNDARIES_NORTH is the north boundary of the property.
BOUNDARIES_SOUTH	Definition: BOUNDARIES_SOUTH is the south boundary of the property.
BOUNDARIES_WEST	Definition: BOUNDARIES_WEST is the west boundary of the property.
BUILT-IN_MICROWAVE	Definition: BUILT-IN_MICROWAVE is the number of built-in microwaves.
CABINETS	Definition: CABINETS is the number of cabinets.
CANOPIES	Definition: CANOPIES is the number of canopies.
CAPITALIZATION_RATE	Definition: CAPITALIZATION_RATE is the capitalized rate.
CAPITALIZED_VALUE	Definition: CAPITALIZED_VALUE is the capitalized value.
CARPORT	Definition: CARPORT is the number of carport.
CEILING_FANS	Definition: CEILING_FANS is the condition of the ceiling fans.
CEILING_HEIGHT	Definition: CEILING_HEIGHT is the height of the ceiling.
CEILING_JOISTS	Definition: CEILING_JOISTS is the condition of the ceiling joists.
CEILINGS	Definition: CEILINGS is the condition of the ceiling of the property.
COMMODES	Definition: COMMODES is the condition of the commodes.

COMPARABLE_LAND_SALES_MAP_LINK	Definition: COMPARABLE_LAND_SALES_MAP_LINK is the link to the map of the comparable land sales.
COMPARABLE_LAND_SALES_SHEET_ID	Definition: COMPARABLE_LAND_SALES_SHEET_ID is the identification number of the comparable land sales sheet.
CONFIRMED_PRICE	Definition: CONFIRMED_PRICE is the confirmed price.
CONSTRUCTION_TYPE	Definition: CONSTRUCTION_TYPE is the construction type of the property.
CONTAMINATION	Definition: CONTAMINATION is the condition of the contamination.
CONTRACT_RENT_RANGE	Definition: CONTRACT_RENT_RANGE is the range of the contract rent.
CONTRIBUTORY_VALUE_ALL_IMPRO	Definition: CONTRIBUTORY_VALUE_ALL_IMPRO is the contributory value of all improvements.
CONTRIBUTORY_VALUE_BUILDING	Definition: CONTRIBUTORY_VALUE_BUILDING is the contributory value of the building.
CONTRIBUTORY_VALUE_EASEMENT_AR	Definition: CONTIBUTORY_VALUE_EASEMENT is the contributory value of the easement.
CONTRIBUTORY_VALUE_FEE_AREA	Definition: CONTRIBUTORY_VALUE_FEE_AREA is the contributory value of the fee area.
CONTRIBUTORY_VALUE_FEE_VALUE	Definition: CONTRIBUTORY_VALUE_FEE_VALUE is the contributory value of the fee value.
CONTRIBUTORY_VALUE_LANDSCAPING	Definition: CONTRIBUTORY_VALUE_LANDSCAPING is the contributory value of the landscaping.
CONTRIBUTORY_VALUE_OF_ALL_IMRP	Definition: CONTRIBUTORY_VALUE_OF_ALL_IMRP is the contributory value of all improvement.
CONTRIBUTORY_VALUE_OF_THE_SITE	Definition: CONTRIBUTORY_VALUE_OF_THE_SITE is the contributory value of the site.
CONTRIBUTORY_VALUE_PAVING	Definition: CONTRIBUTORY_VALUE_PAVING is the contributory value of the paving of the property.
CONTRIBUTORY_VALUE_SIDEWALKS	Definition: CONTRIBUTORY_VALUE_SIDEWALKS is the contributory value of the sidewalks.
CONTRIBUTORY_VALUE_TOTAL_LAND	Definition: CONTRIBUTORY_VALUE_TOTAL_LAND is the contributory value of the total land.
CONTROL	Definition: CONTROL is the control number of the property.
CORNER_INFLUENCE	Definition: CORNER_INFLUENCE is the influence of the corner on the price of the property.

CORNER_PLOT	Definition: CORNER_PLOT is the condition of the corner plot of the property.
COST_APPROACH	Definition: COST_APPROACH is the cost approach to estimate the price of the property.
COST_APPROACH_DESCRIPTION	Definition: COST_APPROACH_DESCRIPTION is the description of the cost approach.
COST_APPROACH_REMAINDER_AFTER_	Definition: COST_APPROACH_REMAINDER_AFTER_ is the cost approach to estimate the price of the remained property after taken.
COST_APPROACH_TO_VALUE_LINK	Definition: COST_APPROACH_TO_VALUE_LINK is the link to the document that contains the cost approach to the valuation of the property.
COST_APPROACH_TO_VALUE_TEXT	Definition: COST_APPROACH_TO_VALUE_TEXT is the user input text of the cost approach valuation.
COST_APPROACH_VALUE_WHOLE	Definition: COST_APPROACH_VALUE_WHOLE is the cost approach value of the whole property.
COUNTY	Definition: COUNTY is the name of the county where the property locates.
COUNTY	Definition: COUNTY is the county where the property locates.
CURRENT_USE	Definition: CURRENTY_USE is the current usage of the property.
DATE_OF_EMPLOYMENT_GROWTH	Definition: DATE_OF_EMPLOYMENT_GROWTH is the date when the information of employment growth is collected.
DATE_OF_INSPECTION	Definition: DATE_OF_INSPECTION is the date when the inspection is carried out.
DATE_OF_MEDIAN_HOUSE_PRICE	Definition: DATE_OF_MEDIAN_HOUSE_PRICE is the date when the information of median house price is collected.
DATE_OF_MEDIAN_INCOME_LEVEL	Definition: DATE_OF_MEDIAN_INCOME_LEVEL is the date when the information of median income level is collected.
DATE_OF_MEDIAN_POPULATION_AGE	Definition: DATE_OF_MEDIAN_POPULATION_AGE is the date when the information of median population age is collected.
DATE_OF_SALE	Definition: DATE_OF_SALE is the date when the property is sold.
DATE_TAKEN	Definition: DATE_TAKEN is the date when part of the property is taken.
DECKING	Definition: DECKING is the condition of the decking.
DEPRECIATION_EXPLANATION	Definition: DEPRECIATION_EXPLANATION is the explanation of the depreciation of the property.
DESCRIPTION_OF_INDIVIDUAL_ADJU	Definition: DESCRIPTION_OF_INDIVIDUAL_ADJU is the description of the individual adjustment.
DESCRIPTION_OF_THE_IMPROVEMENT	Definition: DESCRIPTION_OF_THE_IMPROVEMENT is the description of the improvement.
DIAGRAM_OF_SUBJECT_LOT_OR_TRAC	Definition: DIAGRAM_OF_SUBJECT_LOT_OR_TRAC is the diagram of the subject lot or tract.

DISCUSSION_OF_EXPENSES	Definition: DISCUSSION_OF_EXPENSES is the user input text of the expenses.
DISHWASHER	Definition: DISHWASHER is the condition of the dishwasher in the property.
DISPENSERS	Definition: DISPENSERS is the condition of the dispenser in the property.
DISTANCE_FROM_CBD	Definition: DISTANCE_FROM_CBD is the distance of the property from the CBD.
DISTANCE_FROM_NEAREST_FREEWAY	Definition: DISTANCE_FROM_NEAREST_FREEWAY is the distance of the property from the nearest freeway.
DISTANCE_FROM_PUBLIC_TRANSPORT	Definition: DISTANCE_FROM_PUBLIC_TRANSPORT is the distance of the property from the public transport.
DISTRICT	Definition: DISTRICT is the district where the property locates.
DOORS	Definition: DOORS is the number of doors of the property.
DRAINAGE	Definition: DRAINAGE is the condition of the drainage.
EASEMENT_BEFORE	Definition: EASEMENT_BEFORE is the easement before part of the property is taken.
EASEMENT_PART	Definition: EASEMENT_PART is the easement of the taken part of the property.
EASEMENT_VALUE	Definition: EASEMENT_VALUE is the value of the easement of the property.
EFFECTIVE_AGE	Definition: EFFECTIVE_AGE is the effective age of the property.
EFFECTIVE_GROSS_INCOME	Definition: EFFECTIVE_GROSS_INCOME is the effective gross income of the property.
EFFECTIVE_RENT_RANGE	Definition: EFFECTIVE_RENT_RANGE is the effective range of the rent of the property.
ELECTRICAL_WIRING	Definition: ELECTRICAL_WIRING is the condition of the electrical wiring of the property.
ELECTRICITY	Definition: ELECTRICITY is the condition of the electricity of the property.
ELEVATORS	Definition: ELEVATORS is the condition of the elevators of the property.
ENVIRONMENTAL_PROBLEM	Definition: ENVIRONMENTAL_PROBLEM is the environmental problem.
ENVIRONMENTAL_STATEMENT	Definition: ENVIRONMENTAL_STATEMENT is the environmental statement of the property.
ESTIMATED_ANNUAL_BASE_RENT	Definition: ESTIMATED_ANNUAL_BASE_RENT is the estimated annual base rent of the property.
ESTIMATED_MARKET_RENT	Definition: ESTIMATED_MARKET_RENT is the estimated market rent value of the property.
ESTIMATED_PHYSICAL_LIFE	Definition: ESTIMATED_PHYSICAL_LIFE is the estimated physical life of the property.
ESTIMATED_RENTAL_RATE	Definition: ESTIMATED_RENTAL_RATE is the estimated rental rate of the property.

ESTIMATED_TAX_LIABILITY	Definition: ESTIMATED_TAX_LIABILITY is the estimated tax liability.
ESTIMATED_TAX_RATE	Definition: ESTIMATED_TAX_RATE is the estimated tax rate.
ESTIMATED_TAX_REMARKS	Definition: ESTIMATED_TAX_REMARKS is the estimated tax remarks.
ESTIMATED_UNIT_VALUE	Definition: ESTIMATED_UNIT_VALUE is the estimated unit value of the property.
ESTIMATED_UNIT_VALUE_FEE	Definition: ESTIMATED_UNIT_VALUE_FEE is the estimated unit value fee.
ESTIMATED_VALUE_BY_COST_APPROA	Definition: ESTIMATED_VALUE_BY_COST_APPROA is the estimated value of the property by cost approach.
ESTIMATED_VALUE_BY_SALE_COMPAR	Definition: ESTIMATED_VALUE_BY_SALE_COMPAR is the estimated value of the property by sale comparison approach.
ESTIMATED_VALUE_INCOME_APPROAC	Definition: ESTIMATED_VALUE_INCOME_APPROAC is the estimated value of the property by the income approach.
EXTERIOR_WALLS	Definition: EXTERIOR_WALLS is the condition of the exterior walls.
EXTRAORDINARY_ASSUMPTIONS	Definition: EXTRAORDINARY_ASSUMPTIONS is the extraordinary assumptions.
FEDERAL_PROJECT_NUMBER	Definition: FEDERAL_PROJECT_NUMBER is the federal project number.
FEMA_MAP_NUMBER	Definition: FEMA_MAP_NUMBER is the number of the fema map.
FENCES	Definition: FENCES is the condition of the fence of the property.
FENCING_CONTRIBUTORY_VALUE	Definition: FENCING_CONTRIBUTORY_VALUE is the contributory value of the fencing.
FENCING_DEPRECIATION_IN_UNIT_V	Definition: FENCING_DEPRECIATION_IN_UNIT_V is the depreciation in unit value of the fencing of the property.
FENCING_REPLACEMENT_VALUE	Definition: FENCING_REPLACEMENT_VALUE is the replacement value of the fencing.
FINAL_CONCLUSION_OF_FEE_SIMPLE	Definition: FINAL_CONCLUSION_OF_FEE_SIMPLE is the final conclusion of the fee simple.
FIRE_PROTECTION	Definition: FIRE_PROTECTION is the condition of the fire protection.
FIRE_SPRINGKLER_SYSTEM	Definition: FIRE_SPRINGKLER_SYSTEM is the condition of the fire sprinkler system of the property.
FIREPLACES	Definition: FIREPLACES is the condition of the fireplaces of the property.
FIVE_YEAR_PROPERTY_HISTORY	Definition: FIVE_YEAR_PROPERTY_HISTORY is the five year history of the property.

FIVE_YEAR_SALES_HISTORY	Definition: FIVE_YEAR_SALES_HISTORY is the five year sales history of the property.
FLOOD_HAZARD	Definition: FLOOD_HAZARD is the flood hazard to the property.
FLOOD_PLAIN	Definition: FLOOD_PLAIN is of the indicator that whether the property locates on flood plain.
FLOOD_PLAIN_MAP_ID	Definition: FLOOD_PLAIN_MAP_ID is the identification number of the flood plain map.
FLOOD_ZONE	Definition: FLOOD_ZONE is the map of the flood zone.
FLOOR_COVERINGS	Definition: FLOOR_COVERINGS is the condition of the floor coverings.
FLOORING	Definition: FLOORING is the condition of the flooring of the property.
FOUNDATION	Definition: FOUNDATION is the condition of the foundation of the property.
FRAME	Definition: FRAME is the condition of the frame of the property.
FRONTAGE	Definition: FRONTAGE is the length of the frontage.
FRONTAGE_EAST	Definition: FRONTAGE_EAST is the length of the east frontage.
FRONTAGE_NORTH	Definition: FRONTAGE_NORTH is the length of the north frontage.
FRONTAGE_SOUTH	Definition: FRONTAGE_SOUTH is the length of the south frontage.
FRONTAGE_WEST	Definition: FRONTAGE_WEST is the length of the west frontage.
FUEL_SERVICE	Definition: FUEL_SERVICE is the condition of the fuel service.
GARAGE	Definition: GARAGE is the condition of the garage of the property.
GAS	Definition: GAS is the gas condition of the property.
GRANTEE	Definition: GRANTEE is the name of the grantee of the property.
GRANTOR	Definition: GRANTOR is the name of the grantee of the property.
HEATING	Definition: HEATING is the condition of the heating of the property.
HIGHEST_AND_BEST_USE	Definition: HIGHEST_AND_BEST_USE is the highest and best possible use of the property.
HYPOTHETICAL_CONDITIONS	Definition: HYPOTHETICAL_CONDITIONS is the hypothetical conditions of the appraisal.
IMPROVED_ADJUSTMENT_EXPLANATIO	Definition: IMPROVED_ADJUSTMENT_EXPLANATIO is the explanation of the improved adjustment.
IMPROVED_APPROACH_VALUE_WVLINK	Definition: IMPROVED_APPROACH_VALUE_WVLINK is the link to the document that contains the improved approach valuation.

IMPROVED_APPROACH_VALUE_WVTEXT	Definition: IMPROVED_APPROACH_VALUE_WVTEXT is the user input text of the improved approach valuation.
IMPROVED_COMPARABLE_SALES_MAP	Definition: IMPROVED_COMPARABLE_SALES_MAP is the map of the improved comparable sales.
IMPROVED_SALES_COMPARABLE_ID	Definition: IMPROVED_SALES_COMPARABLE_ID is the identification number of the improved sales comparable property.
IMPROVED_SALES_SUPPLEMENT_ID	Definition: IMPROVED_SALES_SUPPLEMENT_ID is the identification number of the improved sales supplement.
IMPROVEMENT_ANALYSIS	Definition: IMPROVEMENT_ANALYSIS is the analysis of the improvement.
IMPROVEMENT_DESCRIPTION	Definition: IMPROVEMENT_DESCRIPTION is the description of the improvement.
IMPROVEMENT_EVALUATION_AIR_CON	Definition: IMPROVEMENT_EVALUATION_AIR_CON is the improvement evaluation of the air conditioning of the property.
IMPROVEMENT_EVALUATION_ELECTRI	Definition: IMPROVEMENT_EVALUATION_ELECTRI is the improvement evaluation of the electricity of the property.
IMPROVEMENT_EVALUATION_HEATING	Definition: IMPROVEMENT_EVALUATION_HEATING is the improvement evaluation of the heating of the property.
IMPROVEMENT_EVALUATION_PARKING	Definition: IMPROVEMENT_EVALUATION_PARKING is the improvement evaluation of the parking of the property.
IMPROVEMENT_MAP_ID	Definition: IMPROVEMENT_MAP_ID is the identification number of improvement map.
IMPROVEMENTS_DESCRIPTION	Definition: IMPROVEMENTS_DESCRIPTION is the description of the improvement of the property.
INCOME_APPROACH_LINK	Definition: INCOME_APPROACH_LINK is the link to the document that contains the income approach.
INCOME_APPROACH_MARKET_RENT	Definition: INCOME_APPROACH_MARKET_RENT is the market rent of property through income approach.
INCOME_APPROACH_OTHER_INCOME	Definition: INCOME_APPROACH_OTHER_INCOME is the income from other source of the income approach.
INCOME_APPROACH_VACANCY_PERCEN	Definition: INCOME_APPROACH_VACANCY_PERCEN is the vacancy percentage of the property in the income approach.
INCOME_CAPITALIZED	Definition: INCOME_CAPITALIZED is the capitalized income.
INCOME_REMARKS	Definition: INCOME_REMARKS is the remarks of the income approach.
INSPECTION_DATE	Definition: INSPECTION_DATE is the data when the inspection is carried out.

INSULATION	Definition: INSULATION is the condition of the insulation of the property.
INSURANCE	Definition: INSURANCE is the condition of the INSURANCE of the property.
INTENDED_USE_OF_APPRAISAL	Definition: INTENDED_USE_OF_APPRAISAL is the intended use of the appraisal.
INTERCOM_SYSTEM	Definition: INTERCOM_SYSTEM is the condition of the intercom system.
INTERIOR_FINISH	Definition: INTERIOR_FINISH is the condition of the interior finish
KEY_MAP	Definition: KEY_MAP is the key map of the property.
KITCHEN_RANGE	Definition: KITCHEN_RANGE is the kitchen range of the property.
LAND_AREA	Definition: LAND_AREA is the area of the land of the property.
LAND_SALE_SUPPLEMENT_ID	Definition: LAND_SALE_SUPPLEMENT_ID is the identification number of the land sale supplement.
LAND_SIZE	Definition: LAND_SIZE is the land size of the property.
LAND_TO_BUILDING_RATIO	Definition: LAND_TO_BUILDING_RATIO is the ratio of land to building.
LAND_USE_INDUSTRIAL	Definition: LAND_USE_INDUSTRIAL is the evaluation of the land as industrial.
LAND_USE_MULTI_FAMILY	Definition: LAND_USE_MULTI_FAMILY is the evaluation of the land as multi family.
LAND_USE_OFFICE	Definition: LAND_USE_OFFICE is the evaluation of the land as office.
LAND_USE_RETAIL	Definition: LAND_USE_RETAIL is the evaluation of the land as retail.
LAND_USE_SINGLE_FAMILY	Definition: LAND_USE_SINGLE_FAMILY is the evaluation of the land as single family.
LAND_USE_VACANT	Definition: LAND_USE_VACANT is the evaluation of the land as vacant.
LAND_VALUATION	Definition: LAND_VALUATION is the land valuation of the property.
LAND_VALUATION_AFTER	Definition: LAND_VALUATION_AFTER is the land valuation of the property after the taken.
LAND_VALUATION_IMPROVED	Definition: LAND_VALUATION_IMPROVED is the value of the improved land.
LAND_VALUE	Definition: LAND_VALUE is the land value of the property.
LANDSCAPING	Definition: LANDSCAPING is the condition of the landscaping of the property.
LANDSCAPING_CONTRIBUTORY_VALUE	Definition: LANDSCAPING_CONTRIBUTORY_VALUE is the contributory value of the landscaping.
LANDSCAPING_DEPRECIATION_IN_UN	Definition: LANDSCAPING_DEPRECIATION_IN_UN is the depreciation in unit value of the landscaping.

LANDSCAPING_NUMBER_OF_SF	Definition: LANDSCAPING_NUMBER_OF_SF is the number of square feet of the landscaping.
LANDSCAPING_REPLACEMENT_VALUE	Definition: LANDSCAPING_REPLACEMENT_VALUE is the replacement value of landscaping.
LAVATORIES	Definition: LAVATORIES is the condition of the lavatories of the property.
LAWN_SPRINKLERS	Definition: LAWN_SPRINKLERS is the condition of lawn sprinklers of the property.
LEASE_ID	Definition: LEASE_ID is the identification number of the lease.
LEGAL_DESCRIPTION	Definition: LEGAL_DESCRIPTION is the legal description of the property.
LESSEE	Definition: LESSEE is the name of the lessee of the property.
LESSOR	Definition: LESSOR is the name of the lessor of the property.
LIGHT_FIXTURES	Definition: LIGHT_FIXTURES is the condition of the light fixtures of the property.
LIGHTING	Definition: LIGHTING is the condition of the lighting of the property.
LOCATION	Definition: LOCATION is the location of the property.
LOCATION_MAP_ID	Definition: LOCATION_MAP_ID is the identification number of location map.
LOOKING	Definition: LOOKING is the looking of the photo of the property.
MAP_ID	Definition: MAP_ID is the identification of the maps.
MARKET_CONDITIONS	Definition: MARKET_CONDITIONS is the market condition of the property.
MARKET_VALUE_FOR_WHOLE_PROPERT	Definition: MARKET_VALUE_FOR_WHOLE_PROPERT is the market value of the whole property.
MEDIAN_HOUSE_PRICE	Definition: MEDIAN_HOUSE_PRICE is the median house price.
MEDIAN_INCOME_LEVEL	Definition: MEDIAN_INCOME_LEVEL is the median income level.
MEDIAN_POPULATION_AGE	Definition: MEDIAN_POPULATION_AGE is the median population age.
NAME_OF_NEAREST_FREEWAY	Definition: NAME_OF_NEAREST_FREEWAY is the name of the nearest freeway.
NAME_OF_PUBLIC_TRANSPORTATION	Definition: NAME_OF_PUBLIC_TRANSPORTATION is the name of the public transportation.
NAME_OF_TENANT	Definition: NAME_OF_TENANT is the name of the tenant of the property.
NEIGHBORHOOD_MAP_ID	Definition: NEIGHBORHOOD_MAP_ID is the identification number of the neighborhood map.
NEIGHBORHOOD_MARKET_AREA_ANALY	Definition: NEIGHBORHOOD_MARKET_AREA_ANALY is the analysis of the neighborhood market area.

NET_ADJUSTMENT	Definition: NET_ADJUSTMENT is the net adjustment of the estimation.
NET_BUILDING_AREA	Definition: NET_BUILDING_AREA is the net building area.
NET_MAMAGES	Definition: NET_MAMAGES is the net damages to the property.
NET_OPERATING_INCOME	Definition: NET_OPERATING_INCOME is the net operating income of the property.
NUMBER_OF_BUILDINGS	Definition: NUMBER_OF_BUILDINGS is the number of buildings.
NUMBER_OF_STORIES	Definition: NUMBER_OF_STORIES is the number of stories.
NUMBER_OF_UNITS	Definition: NUMBER_OF_UNITS is the number of units of the property.
OCCUPANT_FNAME	Definition: OCCUPANT_FNAME is the first name of the occupant of the property.
OCCUPANT_LNAME	Definition: OCCUPANT_LNAME is the last name of the occupant of the property.
OCCUPANT_NAME	Definition: OCCUPANT_NAME is the occupant name of the property.
OTHER_CONTRIBUTORY_VALUE	Definition: OTHER_CONTRIBUTORY_VALUE is the contributory value of other items.
OTHER_DEPRECIATION_IN_UNIT_VAL	Definition: OTHER_DEPRECIATION_IN_UNIT_VAL is the unit value of depreciation of other items.
OUTBUILDINGS	Definition: OUTBUILDINGS is the condition of outbuildings.
OVERALL_CONDITION	Definition: OVERALL_CONDITION is the overall condition of the property.
PARCEL	Definition: PARCEL is the parcel number of the property.
PARCEL_NO	Definition: PARCEL_NO is the parcel number of the property.
PASSWORD	Definition: PASSWORD is the password to log in the system.
PAVING_CONTRIBUTORY_VALUE	Definition: PAVING_CONTRIBUTORY_VALUE is the contributory value of paving.
PAVING_DEPRECIATION_IN_UNIT_VA	Definition: PAVING_DEPRECIATION_IN_UNIT_VA is the unit value of depreciation of paving.
PAVING_REPLACEMENT_VALUE	Definition: PAVING_REPLACEMENT_VALUE is the replacement value of paving.
PDF_LINK	Definition: PDF_LINK is the link to the PDF version of the report.
PERCENTAGE_VACANCY	Definition: PERCENTAGE_VACANCY is the percentage of vacancy of the property.
PHOTO_DATE	Definition: PHOTO_DATE is the date when the photo is taken.
PHOTO_ID	Definition: PHOTO_ID is the identification number of the photo.
PHOTO_LINK	Definition: PHOTO_LINK is the link to the photo of the property.

PHOTO_TAKEN_BY	Definition: PHOTO_TAKEN_BY is the name of the person who takes the photo of the property.
PHYSICAL_CHARACTERISTICS	Definition: PHYSICAL_CHARACTERISTICS is the physical characteristics of the property.
PLAT_MAP_ID	Definition: PLAT_MAP_ID is the identification number of the plat map.
PLUMBING	Definition: PLUMBING is the condition of the plumbing of the property.
POPULATION_GROWTH	Definition: POPULATION_GROWTH is the population growth.
PRESENT_RENT	Definition: PRESENT_RENT is the present rent of the property.
PROPERTY_ADDRESS_LINE	Definition: PROPERTY_ADDRESS_LINE is the address of the property.
PROPERTY_CITY	Definition: PROPERTY_CITY is the city where the property locates.
PROPERTY_ID	Definition: PROPERTY_ID is the identification number of the property.
PROPERTY_OWNER	Definition: PROPERTY_OWNER is the name of the owner.
PROPERTY_OWNER_ADDRESS_LINE	Definition: PROPERTY_OWNER_ADDRESS_LINE is the address of the property owner.
PROPERTY_OWNER_CITY	Definition: PROPERTY_OWNER_CITY is the name of the city where the property owner locates.
PROPERTY_OWNER_FNAME	Definition: PROPERTY_OWNER_FNAME is the first name of the owner.
PROPERTY_OWNER_LNAME	Definition: PROPERTY_OWNER_LNAME is the last name of the owner.
PROPERTY_OWNER_STATE	Definition: PROPERTY_OWNER_STATE is the state where the property locates.
PROPERTY_OWNER_ZIP_CODE	Definition: PROPERTY_OWNER_ZIP_CODE is the zip code of the property owner.
PROPERTY_SIZE	Definition: PROPERTY_SIZE is the size of the property.
PROPERTY_TYPE	Definition: PROPERTY_TYPE is the type of the property.
QUALITY_OF_CONSTRUCTION	Definition: QUALITY_OF_CONSTRUCTION is the quality of the construction of the property.
RAFTERS_OR_JOISTS	Definition: RAFTERS_OR_JOISTS is the condition of the rafters or joists of the property.
RAIL_ROAD_ACCESS	Definition: RAIL_ROAD_ACCESS is the condition of the rail road access of the property.
RECONCILED_FINAL_VALUE	Definition: RECONCILED_FINAL_VALUE is the reconciled final value of the property.
REMAINDER_EASEMENT_AREA	Definition: REMAINDER_EASEMENT_AREA is the area of the remainder easement.
REMAINDER_EASEMENT_UNIT_VALUE	Definition: REMAINDER_EASEMENT_UNIT_VALUE is the unit value of the remainder easement.
REMAINDER_EASEMENT_VALUE	Definition: REMAINDER_EASEMENT_VALUE is the value of the remainder easement.

REMAINDER_FEE_VALUE	Definition: REMAINDER_FEE_VALUE is the value of the remainder fee.
REMAINDER_LANDSCAPING	Definition: REMAINDER_LANDSCAPING is the condition of the remainder landscaping.
REMAINDER_PAVING	Definition: REMAINDER_PAVING is the condition of the remainder paving.
REMAINDER_SIDEWALKS	Definition: REMAINDER_SIDEWALKS is the condition of the remainder sidewalks.
REMAINDER_TOTAL_LAND	Definition: REMAINDER_TOTAL_LAND is the area of the land of the remainder.
RENTAL_COMPARABLE_SHEET_ID	Definition: RENTAL_COMPARABLE_SHEET_ID is the identification number of rental comparable sheet.
RENTAL_COMPARABLES_MAP_LINK	Definition: RENTAL_COMPARABLES_MAP_LINK is the link to the map of the rental comparables.
RENTAL_DATA_SUPPLEMENT_ID	Definition: RENTAL_DATA_SUPPLEMENT_ID is the identification number of rental data supplement.
RENTED_AREA	Definition: RENTED_AREA is the rented area of the property.
REVIEW_REMARKS	Definition: REVIEW_REMARKS is the review remarks.
REVIEW_STATUS	Definition: REVIEW_STATUS is the review status.
REVIEWER_ID	Definition: REVIEWER_ID is the identification number of the reviewers.
ROOFING	Definition: ROOFING is the condition of the roofing of the property.
ROOMS	Definition: ROOMS is the number of rooms of the property.
ROW_CSJ	Definition: ROW_CSJ is the right of way control section job number.
SCOPE_OF_THE_APPRAISAL	Definition: SCOPE_OF_THE_APPRAISAL is the scope of the appraisal.
SECTION	Definition: SECTION is the section number of the property.
SECURITY_SYSTEM	Definition: SECURITY_SYSTEM is the condition of the security system of the property.
SEWER	Definition: SEWER is the condition of the sewer of the property.
SHAPE	Definition: SHAPE is the evaluation of the shape of the property.
SHOWERS	Definition: SHOWERS is the condition of the showers of the property.
SIDING_VENEER	Definition: SIDING_VENEER is the condition of the siding veneer of the property.
SINKS	Definition: SINKS is the condition of the sinks of the property.
SITE_ANALYSIS	Definition: SITE_ANALYSIS is the analysis of the site.
SITE_DIMENSIONS	Definition: SITE_DIMENSIONS is the dimensions of the site.
SIZE_ACRES	Definition: SIZE_ACRES is the area of the property in terms of acres.
SIZE_FT	Definition: SIZE_FT is the area of the property in terms of ft.
SOIL_CONDITION	Definition: SOIL_CONDITION is the condition of the soil of the property.

SOIL_CONDITION_DESCRIPTION	Definition: SOIL_CONDITION_DESCRIPTION is the description of the soil condition.
SOURCE_OF_EMPLOYMENT_GROWTH	Definition: SOURCE_OF_EMPLOYMENT_GROWTH is the source of the employment growth data.
SOURCE_OF_MEDIAN_HOUSE_PRICE	Definition: SOURCE_OF_MEDIAN_HOUSE_PRICE is the source of the median house price data.
SOURCE_OF_MEDIAN_INCOME_LEVEL	Definition: SOURCE_OF_MEDIAN_INCOME_LEVEL is the source of the median income level data.
SOURCE_OF_MEDIAN_POPULATION_AG	Definition: SOURCE_OF_MEDIAN_POPULATION_AG is the source of the median population age data.
SOURCE_OF_PERCENT_HOME_OWNERSH	Definition: SOURCE_OF_PERCENT_HOME_OWNERSH is the source of the percent home ownership data.
SOURCE_OF_PERCENT_RENTING_HOME	Definition: SOURCE_OF_PERCENT_RENTING_HOME is the source of the percent renting home data.
START_DATE_OF_RENTAL	Definition: START_DATE_OF_RENTAL is the start date of the rental of the property.
STORAGE_TANKS	Definition: STORAGE_TANKS is the condition of the storage tanks of the property.
STORM_SEWERS	Definition: STORM_SEWERS is the condition of the storm sewers.
STREET_CONDITION_REMARKS	Definition: STREET_CONDITION_REMARKS is the street condition remarks.
STREET_WIDTH	Definition: STREET_WIDTH is the street width.
SUBJECT_LEASE_SUMMARY	Definition: SUBJECT_LEASE_SUMMARY is the subject lease summary.
SUBJECT_LEASE_SUMMARY_ID	Definition: SUBJECT_LEASE_SUMMARY_ID is the identification number of the subject lease summary.
SUBJECT_PROPERTY_PHOTO_ID	Definition: SUBJECT_PROPERTY_PHOTO_ID is the identification number of the subject property photo.
TAKEN_POINT	Definition: TAKEN_POINT is the point where the property is taken photo.
TAXING_JURISDICTION	Definition: TAXING_JURISDICTION is the taxing jurisdiction of the property.
TELEPHONE	Definition: TELEPHONE is the condition of the telephone of the property.
TOPOGRAPHY	Definition: TOPOGRAPHY is the evaluation of the topography of the property.
TOTAL_COMPENSATION	Definition: TOTAL_COMPENSATION is the total compensation of the property.
TOTAL_LAND_BEFORE	Definition: TOTAL_LAND_BEFORE is the area of the total land before acquisition.
TOTAL_LAND_PART	Definition: TOTAL_LAND_PART is the area of the taken part of the property.

TYPE_OF_PROPERTY	Definition: TYPE_OF_PROPERTY is the type of the property.
TYPE_OF_REPORT	Definition: TYPE_OF_REPORT is the type of the appraisal report.
UNIT_LAND_VALUE	Definition: UNIT_LAND_VALUE is the unit value of the land.
UNIT_PRICE_AS_IMPROVED	Definition: UNIT_PRICE_AS_IMPROVED is the unit value of the property as improved.
UNIT_PRICE_AS_VACANT	Definition: UNIT_PRICE_AS_VACANT is the unit value of the property as vacant.
USER_EMAIL	Definition: USER_EMAIL is the user's email address.
USER_FNAME	Definition: USER_FNAME is the user's first name.
USER_ID	Definition: USER_ID is the identification number of the users.
USER_IP	Definition: USER_IP is the user's IP address.
USER_LASTVISIT	Definition: USER_LASTVISIT is the time of user's last visit.
USER_LNAME	Definition: USER_LNAME is the user's last name.
WATER	Definition: WATER is the condition of the water of the property.
WATER_HEATER	Definition: WATER_HEATER is the condition of the water heater of the property.
WINDOWS	Definition: WINDOWS is the condition of the windows of the property.
YEAR_BUILT	Definition: YEAR_BUILT is the year when the property is built.
ZONE_NAME	Definition: ZONE_NAME is the name of the zone.
ZONING_MAP_ID	Definition: ZONING_MAP_ID is the identification number of the zoning map.