

# Aumentum Technologies Consulting Services

Modeling and Analysis Services to Meet Your Needs



## Why Use Aumentum Technologies Consulting Services?

Our team provides guidance and assistance in helping you do what matters most to your constituents— providing fair and equitable valuations.

## Our Experienced Staff is Here to Help

Aumentum Technologies Consulting Services (ATCS) provides industry leading expertise in the field of property valuation. We provide services tailored to a project's individual requirements, only providing expertise when and where it's needed. Whether it's writing up data collection requirements for revaluation, mass valuation modeling and analysis, or writing mass appraisal reports, ATCS will provide start to finish appraisal services with top notch customer service and training. We pride ourselves on sharing best practices and the most up to date technology with our customers.

We specialize in all areas of mass appraisal analysis including modeling, market segmentation, as well as all traditional approaches to value. Our staff are leaders in the field, making a significant impact around the world. We follow standards set forth by the International Association of Assessing Officers (IAAO), the Uniform Standards of Professional Appraisal Practice (USPAP) along with local assessment statutory requirements.

## Our Services Include:

### **Staff that are proven leaders in the field**

We have a staff of experienced professionals, academics, and industry specialists with a combined level of experience of over 100 years.

### **Technology driven analysis with plain spoken results**

Using the most up-to-date analysis and technology is paramount to discovering the trends and relationship within your data. We will help with the interpretation of analysis so you can be confident values are accurate.

### **Data driven discovery through visualization**

Visualization of data and analysis is essential to understanding various trends and relationships. When possible, most analysis we provide contains interactive data visualizations that enable you to make the best decisions regarding your project.

### **Top notch training, support, and customer service**

We establish communication at multiple levels to work in partnership with your staff, so you can have peace of mind knowing you are informed every step of the way. You can also choose to have updates provided on a regular schedule appropriate for your project. We take pride in providing exceptional customer support and strive to prove it every day.

## Why Use Aumentum Technologies Consulting Services?

We provide the peace of mind in knowing that you will have an expert at your side to complete your project efficiently and on time.

### General Valuation Consulting

Our consulting services are tailor made to the scope and requirements of our customers. We provide the best options using the most current technologies and methodologies available and evolve as new practices emerge.

- Mass valuation analysis
- Consulting on data collection requirements
- Setting up revaluation areas

### Training and Workshops

We provide customized, specialized training in the use of many analysis methodologies (including GIS and statistical methods) for understanding trends and relationships within assessment and sales data. We take an active learning approach to training, so customers can conduct analysis alongside our staff and apply lessons to real datasets. Training is provided in:

- Most valuation and statistical analysis methodologies
- Use of R and Python to conduct valuation analysis
- Use of GIS within valuation and application of results
- Any Aumentum Tech Marketplace 360 application and how to apply results
- Any Aumentum Tech module for application or setup

Training is automatically built into every project, so that you can be confident in utilizing the results and apply them within the context of your analysis.

### Market Segmentation Analysis

The most important variable in any valuation study is location and ensuring that properties are properly classified. We use proven methodologies that assist appraisers and modelers in delineating market areas for use in all approaches to value.

## The Leader in Valuation Consulting

Our expert staff will help you save time, increase productivity and take your understanding of data to the next level on your next valuation project.

### Sales Ratio Studies and Exploratory Analysis of Market Areas

Sales ratio studies are essential for statutory compliance across all jurisdictions. We specialize in analysis and support for understanding where both vertical and horizontal equity issues may be present and help jurisdictions maintain IAAO standards. We conduct analysis using statistics on mean and median ratios, coefficient of dispersion (COD), price related differential (PRD), price related bias (PRB) and confidence intervals among other relevant statistics. We also provide interactive visual context using maps, graphs, and charts to further evaluate results and summaries. Aumentum Technologies works directly with customers to define specialized areas of analysis and stratifications.

### Time Trend Analysis

Understanding economic trends is an essential component for adjusting market conditions in any jurisdiction. We provide several approaches to analyzing time trends in accordance with IAAO standards including: paired sales analysis, resale analysis, sales ratio time trend analysis, multiple regression analysis, and comparison of per-unit values.

### Cost Calibration and Development

Keeping up with cost and market trends is an essential component of the valuation office. We provide support in calibrating tables for a market modified cost approach as well as income capitalization rates and trends. We utilize statistical methodologies like regression to extract value components from the market and compare with vertical and horizontal equity measures. The results of this analysis can be added back into your CAMA system to enhance valuation cost/income models.

### Income Capitalization Rate Development

We help derive capitalization rates for various types of commercial properties using the income approach to valuation. This includes modeling rates, sales, and rents.


## The Leader in Valuation Consulting

Our experienced staff will give you the edge in producing efficient, fair and equitable valuations.

### Interested In Learning More?

Contact:

Natalie Dhakhwa, Sales Executive

 202-321-6539

 [Natalie.Dhakhwa@augmentumtech.com](mailto:Natalie.Dhakhwa@augmentumtech.com)

## Automated Valuation Modeling (AVM)

We specialize in building state of the art automated valuation models (AVM) using several regression based methodologies to predict value or adjust comparable sales in the market approach. We also provide support for building generic market models to utilize as a reconciliation approach in comparing valuations with other approaches to value.

## Application Market Comp Selection in CAMA

Utilize the results of AVM coefficients or other methodologies to provide adjustments to the comp selection and adjustment process. This also includes deriving comp selection weighting, building variables within CAMA, and analysis of final values.

## Mass Valuation Report Generation

Having mass valuation reports are an essential component to maintaining a record of the revaluation cycle to present to boards and constituents. We observe IAAO, USPAP and local statutory requirements to create a professional report that can be utilized for various needs.

## Full Mass Valuation of a Market Area

Aumentum Technologies consulting services also provides a full mass valuation analysis package which consists of all available resources listed above to perform mass valuation within an entire or portion of a jurisdiction. This will include:

- Market Segmentation Analysis
- AVM development and application
- Market, cost, income development as appropriate
- Reconcile values using the various approaches



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