

Mass Land Pricing

The Mass Land Pricing screen provides a powerful option for repricing large groups of parcels at a time. This screen requires Mass Update security access.

Selecting the option under the *Mass Update* menu opens the Mass Land Pricing screen. The first step is to click the Set Parcel Range, which opens the standard WinCAMA parcel selection window. This controls which parcels are looked at.

Once your parcel selection is set, you must then identify the land pricing lines you wish to update. The Mass Pricing process can only update lines with a single pricing method at a time, so you must select a method at the right. The Use Code, Soil Code, and Quantity fields work like all standard search fields. For example, to update all house lot lines coded as HL, just type HL into the use code field. All the standard search options work here, so you can use “;” to separate lists of soil codes, or the “:” range operator in the quantity field to only look at acreage pricing between 1-25 acres by entering 1:25.

When you click search, the *Search Result Summary* tab will display the averages and totals of all the lines you selected. Units represents the quantity field and will indicate the average and total number of lots, acres, or square feet depending on the pricing method you selected. Rate is the rate per unit from the land pricing lines, and Value is the total value from each line. Details of the search results can be seen on the *Results* tab, where you can look parcel-by-parcel at each line selected for update.

Once you have confirmed that the correct land lines have been selected, you are ready to perform the update. There are several update types available at the bottom. Each tab will be described below.

Rate—Changes the unit rate to the new rate entered, and recalculate each line by multiplying the new rate but the quantity on each line. Adjustment factors are kept intact. This allows you to use the base lot method of pricing subdivisions, and price all lots in the subdivision at a fixed rate, and account for variations due to lot size, corner lots, or other factors in the adjustment factor field. Then when land pricing changes, this option can be used to easily reprice the entire subdivision by updating the base lot value.

Use Code—Does not change the pricing itself, but is used to rename the Use Codes and/or Soil Codes used on the land lines. This can be useful at the beginning of a new cycle when you are wanting to change your coding scheme.

Reprice Acreage—This is a powerful feature that will DELETE all existing land lines from the selected parcels and replace them with new lines based on the specifications entered. Note that this feature does not look at the land line search results and deletes all lines on the selected parcels without exception.

This option is most often used to price market value acreage with the format of the first ___ acres is priced at \$___ and the remaining acres are priced at \$_____.

To perform this update, in the Main Pricing section, enter the maximum number of acres to be priced at the initial (usually higher) rate. Enter the Use Code and Soil code to be used, and the rate to be applied. The selection box at the right allows you to specify this rate as a per acre rate or a flat rate. In the Additional Pricing section, enter the Use Code, Soil Code, and Rate per acre for remaining land.

For each parcel selected, the number of acres from the legal description will be compared to the max acres under main pricing, and a land line will be created based on the data in the Main Pricing section. If the land is larger than the max acres listed under Main Pricing, then a 2nd line will be created for the remaining acres. If the land is less than the max acres, the 2nd line won't be created.

Example: Price market land at \$5000 for the first acre as a house lot (Code HL) and all remaining land at \$2500/acre as an adjacent lot (Code ADJ).

Main Pricing

Max Acres: 1
Use Code: HL
Soil Code:
Rate: 5000 (Flat)

Additional Pricing

Use Code: ADJ
Soil Code:
Rate: 2500

Parcel Acres	First land line created	Second land line created
10.00	HL 1ac flatted at \$5000	ADJ 9ac @ \$2500 = \$22,500
2.50	HL 1ac flatted at \$5000	ADJ 1.5ac @ \$2500 = \$3750
0.71	HL 0.71ac flatted at \$5000	No second line created

Note that because the Main Pricing screen was set to flatted, the last parcel that was less than 1 acre still received the full \$5000 house lot price. Had that option been set to "Per Acre" instead, the last parcel would have been set to 0.71ac @ \$5000 = \$3550.

Agricultural Land—This option does not look at the land search results, but only at the parcel range. All land lines for the selected parcels that have an agricultural land use code entered (as indicated in the lookup tables) will be repriced based on the current rate in the lookup tables. This option is used to update your pricing when ACD provides you with new agricultural land rates.

Land Pricing Reason—Used to update the reason code and comments for all selected parcels and land lines. Each line is then recalculated at Quantity x Rate x Adjustment to determine the new land price.