



THE CITY OF WINNIPEG

REQUEST FOR PROPOSAL

RFP NO. 784-2009

APPENDIX H - GLOSSARY

Glossary

Term	Description
Active	An active parcel is included in the public roll.
Administrator	User authorized to make changes to system configurations related to business rules, for example edits, security, or help text.
Age Variant	The effective age of a building after taking into consideration renovations and replacement of aging wiring, insulation, etc. Calculated using an algorithm described by Marshall & Swift.
Analysis	Process of doing statistical analysis on sets of data to determine stratifications, rates and other rules for the purpose of valuation
Appeal Decision	Decision made as a result of an appeal hearing regarding the assessment value of a parcel
Arv	Annual rental value. Represents the value of a premise on an annual basis using the average annual rent amount and annual occupancy costs for that type of premise.
Asr	Assessment to Sales Ratio. The ratio of the calculated assessment of a parcel against an actual sale price for that parcel.
Assess	To apply valuation to a parcel or business to produce an assessment value
Assessment Value	An estimate of the market value of a parcel or business as of a set reference date for use in taxation.
Attributes	Physical characteristics of a parcel or average income information of a parcel or business that are used in valuation
Audit	The ability to view changes made to any data including the original value, who changed it, when it was changed, and why.
Auto Comparables	Sales or Rent Comparables that are automatically selected for a specific parcel
Balance Assessment	During a replot, the assessment value placed on a target parcel that represents it's contribution to the overall source parcel. The sum of balance assessments of all target parcels of a replot must equal the sum of assessment values of all source parcels of a replot.
Bid#	Unique identifier of a business
Blended Cap Rates	Capitalization rate for a parcel calculated by blending different capitalization rates from different income streams.
Building	A structure existing on a parcel. Also known as 'improvements'.
Business	A commercial entity that is conducting or may conduct business from a premise.
Business Assessment	The process of generating assessment values for businesses.

Term	Description
Business Premise	Information about a premise specific to the occupancy of that premise and used in the valuation of a business.
CAMA	Common term for a system that provides mass valuation of parcels.
Capitalization Rate	A rate of return on a real estate investment property based on the expected income that the property will generate. Capitalization rate is used to estimate the investor's potential return on his or her investment. This is done by dividing the income the property will generate by the total value of the property.
Certificate Of Title	Identifier provided by the Provincial Land Titles Office to uniquely identify a land transfer.
Class Code	Identifies the taxation class(es) that a parcel belongs to.
Condo Model	A particular floor plan of a condominium offered within a condominium complex.
Condo Unit	One independently owned condominium within a condominium complex.
Cross-Edit	Edit that applies rules to two or more data fields to determine if the data is valid.
Current Assessment Value	The assessment value of a parcel or business as published to the public roll for the current roll year.
Demolition	The act of removing a structure from a parcel.
DU	Dwelling Unit. A count of the number of living areas available for potential residency within a parcel.
Edit	Rule applied against a single data field to determine whether the data in that field is valid.
Effective Date	The date on which a change to a parcel or business is deemed to have taken effect.
Excess Land	Land over and above the minimum required for a commercial property that is available for further development.
Federal Business Number	Unique number, similar to a GST number that is provided by the Federal Government to commercial enterprises.
Field	An atomic unit of data within a data record, representing a single piece of information.
Finalizing	The act of accepting a proposed assessment value for a parcel or business and publishing it to the public roll.
Geographical Data	Geospatial data, which can be described with points on a map.
Hybrid Valuation	The use of multiple valuation methods to calculate an assessment value for a parcel.
Inactive	Parcels which were on, but now no longer appear on the public roll as a result of a replot.

Term	Description
Income And Expense	Income and Expense information requested of and returned by commercial entities on a yearly basis.
Income Stream	Income generated by a parcel for one particular source of income. Parcels may have multiple sources of income (e.g. parking, office rent)
Inventory	An inventory parcel is a parcel with the most current attribute data.
Land To Bldg Ratio	Ratio of the land area of a parcel to the area of the main floor of the building on the parcel.
Leasable Area	The total area of a commercial building that can be leased as commercial space.
Leasable Efficiency	The percentage of a commercial building's total area that is leasable.
Liability Status	Status indicating what portion of a parcel's assessment value is liable for taxes
LTO	Land Title Office. Provincial authority for registering land transfers.
Mailer	Request for income and expense information or sales information sent out to commercial property owners on a regular basis.
Mailer Rent	The rent rate of premises reported by a commercial parcel owner on their income and expense return.
Market Value	The value at which a parcel can be sold on the open real estate market.
Multi-Roll Sale	A single sale transaction that includes more than one parcel.
Neighbourhood	A bounded area of the municipality containing many adjacent parcels.
Occupancy	The act of occupying a premise for the purpose of conducting business.
Occupancy Costs	Utility costs related to occupying a premises (i.e. water, air conditioning, electricity, heat)
Operating As	Name by which a commercial entity operates and advertises as,
Ownership	Owner(s) of a business or parcel who are responsible for the taxes owing on that business or parcel.
Parcel	An assessable piece of land, also known as real property or a survey lot, including any structures or features residing on the lot.
Parcel Detail Report	Report showing all the attributes of a parcel, including maps, images and sketches.
Parcel ID	Unique identifier for a parcel.

Term	Description
Parcel Use Code	Code describing the predominant use of a parcel, such as 'Residential single dwelling', 'Agricultural', and 'Municipal golf course'.
Percent Change Report	Report showing, for each parcel, the percentage of change between the previous year's assessment and the current year's assessment as well as several key factors used to determine the reason for the change.
Point In Time	Specific calendar date of interest.
Predominant Cap Rates	Cap rate of the predominant income stream that is then used for all income streams.
Premise	Office, retail or industrial space that may be leased or otherwise occupied by a business, or vacant.
Property Address	Street address of a parcel.
Property Type Class	Attribute of a premise that identifies what income stream a premise contributes to.
Proposed	Parcel that has not yet been created and so does not yet exist in the public roll
Proposed Assessment Value	New assessment value for a parcel or business that has not yet been published to the public roll.
Purchaser	Customer who is registered as the purchaser of a parcel during a sale.
Realty Premise	Information about a premise specific to the physical characteristics of that premise and used in the valuation of a parcel.
Reassessment	Valuation of all parcels at a new reference date.
Record	Set of related data.
Reference Date	Legislated date to which all assessment values of a roll year are aligned to.
Rent Comparables	Actual leases whose tenant information is physically comparable to a realty premise.
Replot	Process of splitting one or more parcels into multiple parcels, or combining multiple parcels into one or more larger parcels.
Replot ID	Unique identifier of a replot.
Replot Package	Report containing all relevant details of all source and target parcels in a replot.
Residential	Used as residences for individuals or families.
Role Based Security	Group of security accesses defined by business roles. Users are assigned one or more roles, which defines all their access in the application.

Term	Description
Roll	Publicly available list of all parcels and businesses and their assessment values.
Roll Adjustment	Change in assessment to be applied to an existing parcel in an existing roll.
Roll Year	Year for which a public roll is applicable.
Sales Comparables	Actual sales of parcels that are physically comparable to a specific parcel.
Sales Mailers	Information about a sale requested of and returned by purchasers of commercial parcels on a yearly basis.
Secondary Land	Piece of land of a parcel that is less desirable than other land of the parcel due to shortcomings such as access restrictions.
Section	A portion of a commercial building that has common characteristics.
Sketch	Line drawing showing the floor layout and area usage of a building.
Source Parcel	Existing parcels that are being split or combined by a replot.
Spawn	To display an external system in a new window or area, and is possible cause it to display information about the parcel current shown in the CAMA system.
Sub-Record	one or more records that relate to a larger record.
Survey Lot	Lot of real property as defined by the legal description from the Provincial Land Titles office.
Table Rent	Standard rent rate developed using analysis and applied to premises with specific attributes.
Target Parcel	New parcels being created by a replot.
Tenant	Commercial entity or business leasing or otherwise occupying a premise in a commercial building.
Tenant Class	Type of tenant that a premise is suited for.
Title	Land title record provided by the Provincial Land Titles Office to describe a land transfer.
Title Summary List	List of all land titles, old and new, that participate in a replot.
Unit Templates	Records of common condo units in a condominium complex that can be used to quickly create new condo unit parcels in the complex.
Update	Modifying and then saving data within a record.
Used Rent	Rent rate that was actually used during valuation of a parcel.
Valuation	The process of applying one of several types of mathematical algorithms to a parcel or business to generate an estimated market value.
Vendor	Owner of a parcel that was sold to a purchaser.

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Term	Description
XY	Geospatial location coordinates identifying the location of a parcel on a map.
Zoning	Legislated use of an area of the city, such as Residential, Commercial.