Teranet
Manitoba

External Facing Applications

Internal Users

Paying External Clients
(lawyers, real estate agents)

External Users
(Public Access)

External Services

Assessment.winnipeg.ca
- Provide access to TIPP (Tax Installment Payment Plan) online form
- Provide access to TIPP Estimator, Tax Prepayment Estimater
- Provide public website access to AsmtPub, My Properties (ODC) and CityTax

CityTax
- Fee per search for external clients
- Web view of tax and assessment roll information
- View of tax assessments and notices to internal City users

ODC (Online Data Capture/PADSecure), aka My Properties
- This application requires a login
- Allow property owners to view various property information about their property
- Store income and expense information received from commercial property owners
- Allow ATD to process customer-submitted information and information submitted on paper using an internal version of this application

AsmtPub
- Allow the public to search for properties in Winnipeg
- Displays a limited set of parcel characteristics
- Web view of publicly available property info
- Web view of Current assessed values (with map)
- Proposed value during a general assessment preview period

City of Winnipeg Internal Services

Revenue Collection System (RCS)
- Manage Payment batching and posting into MANTA
- Import the batches from RCS into MANTA

Hotel Data Collection (HDC)
- Send Mailers for Hotels
- Store income and expense information about hotel properties submitted by hotel property owners or their agents (responses to mailers sent by ATD)

External Applications (Cloud-Based Subscriptions)

Pictometry
- Provide the ability to integrate pictometry imagery (3D representation) into the existing GIS software application for use in assessments

Marshall & Swift
- Provide building cost rates to estimate building costs into ADVIS for use in the cost approach to valuation

Banks

Mortgage companies

Commercial Owners

Building Owners

Hotels

Valuation staff at ATD

LTO Internal Facing Applications

Desktop Application

LTO GUI
Review Land titles ownership, property changes and sales data, and post them into ADVIS and MANTA

LTO Receiver
Batch job runs daily to parse LTO files and create records to be viewed in LTO GUI

CORE Applications

ADVIS Ops

Manta
(Tax Roll and Assessment Data)
- Search for a Taxable Party (Customer or corporation)
- Create a new Business Identification Number (BID)
- Calculate tax
- Generate tax assessment notice
- Generate Tax Bill
- Perform Collections of Tax Bill
- Maintain ownership data
- Maintain legislated property attributes

Assessment Data and Valuation Information System (ADVIS)

Perform Searches:
- Coordinator Search
- Realty Search
- BA Search
- Data Services Realty and BA Search
- Residential SRC NCA Search
- Comparable Leases / Rents / Sales

Manage Parcel Records and Replots
- Add excess land
- Transfer to Condo Complex
- Create a new parcel not previously assessed
- Perform Land-Only Replots
- Perform Residential Replots

Manage Building records
- Maintain Ownership records
- Add new commercial buildings
- Create a building addition
- Create a detached structure
- Identify a demolished building
- Transfer to Condo Complex

Manage Premise records
- Create new premise
- Increase / decrease area
- Inactivate
- Link / Unlink to business assessment
- Change the mailing address

Manage Businesses
- Create new
- Vacate
- Move
- Change the name
- Perform Data Entry for Commercial Parkings
- Apportion value to multiple Classifications and Liabilities

Manage Condo Complex
- Link Condo Units to the Condo Complex
- Find Condo Sales Information
- Add Condo Complex – New Builds (Bare Land)
- Add Condominium Complex – Conversions
- Add Condominium Units
- Enter data for condo parking stalls

Maintain Construction cost calculator

Manage Legislated property attributes

Perform Property assessment (overwrite)
- Residential Valuations

Perform Income property assessment (overwrite)
- Commercial Valuations
- Hotel Valuations
- Perform Income Valuation for Commercial Parkings

Manage Appeals
- Generate Word BOR Appeal Briefs
- View appeal information

Manage Cost Values
- Add Cost Values to an Income Stream
- Add the depreciated replacement cost (RCNLD) of a building or detached structure to MRA
- Assign the value of excess or surplus land to an income stream
- Add Permanent Adjustments to properties where the model value cannot capture a property feature or inadequacy
- Prorate Building Costs by Occupied Area

Manage Adjustments
- Perform adjustment to roll form
- Finalize Adjustment Value

Manage Sale Records
- Perform sale verifications for Residential and Condo Properties
- Perform sale verifications for Income Producing Properties
- Update Sale Records

Manage the Balancing Report
- Generate the Balancing Report
- Verify it balances

Run the Assessment Publish Process

View PITA, MANTA, AACS and DM in ADVIS

Generate Reports and Printing
- Export
- Print residential property cards in bulk

Support CORE Applications

Auxiliary Applications

PITA
- Capture changes to property characteristics based on permits interfaced from AMANDA, the City's permitting system

VALCAL
Store valuation and regression models for land, residential and rent valuation.
- Income property assessment
- Real property assessment
- Annual assessmentS
- Valuation models

SPSS
- Perform multiple regression to develop models for the sales comparison approach, the cost approach, and rent values

eDOCs Document Management (DM)
- Store Tax-related scanned documents (e.g. tax payments, TIPP documents, Local Improvement Projects) and property specific documents such as photos, appeal briefs, field forms, tax bill payments, TIPP documents, and income and expense mailers

ATD iView
- Provide visual analysis of neighbourhood context
- Provide mapping information on properties

Geomedia
- Capture the official legal description of a property
- Create Parcels
- Capture Parcel boundaries

Plan Tracker
- Record and edit information about the various stages in a replot

Replot Tracking Tool
- Track the replot process as a replot package moves through the department

Amanda (Version 5.4)
- Manage Business license applications
- Manage Property and ownership information
- Pass ownership and property information from MANTA (originating from ADVIS) to AMANDA
- Link permits to the correct owner and the correct property
- Bring permit information from AMANDA into ADVIS via PITA to update property characteristics

Appeals Brief Builder
- Builds appeals brief in word document format

AACS
- Manage assessment appeals workflow/ records
- View Appeal Information

Tax Assessor

Modeling Group

All ATD Users

Appraisers

ATD Users (in office)

Appraisers

City Clerks

Legend

- ☐ = Not candidate for replacement
- ☐ = Candidate for replacement
- ☐ = External Services
- ☐ = Internal Services
- ☐ = CORE Applications
- ☐ = LTO Internal Facing Applications
- ☐ = Support CORE Applications