# The CAMA Oriented Cadastre

Frank J. Conkling

South East Regional User Group April 28, 2009



## Something Different

### Our Data Model



# You have a lot of money invested in GIS



## Hardware



## Software



## Data



# People



### Maintenance



# What are you getting in return?



#### The Cadastre

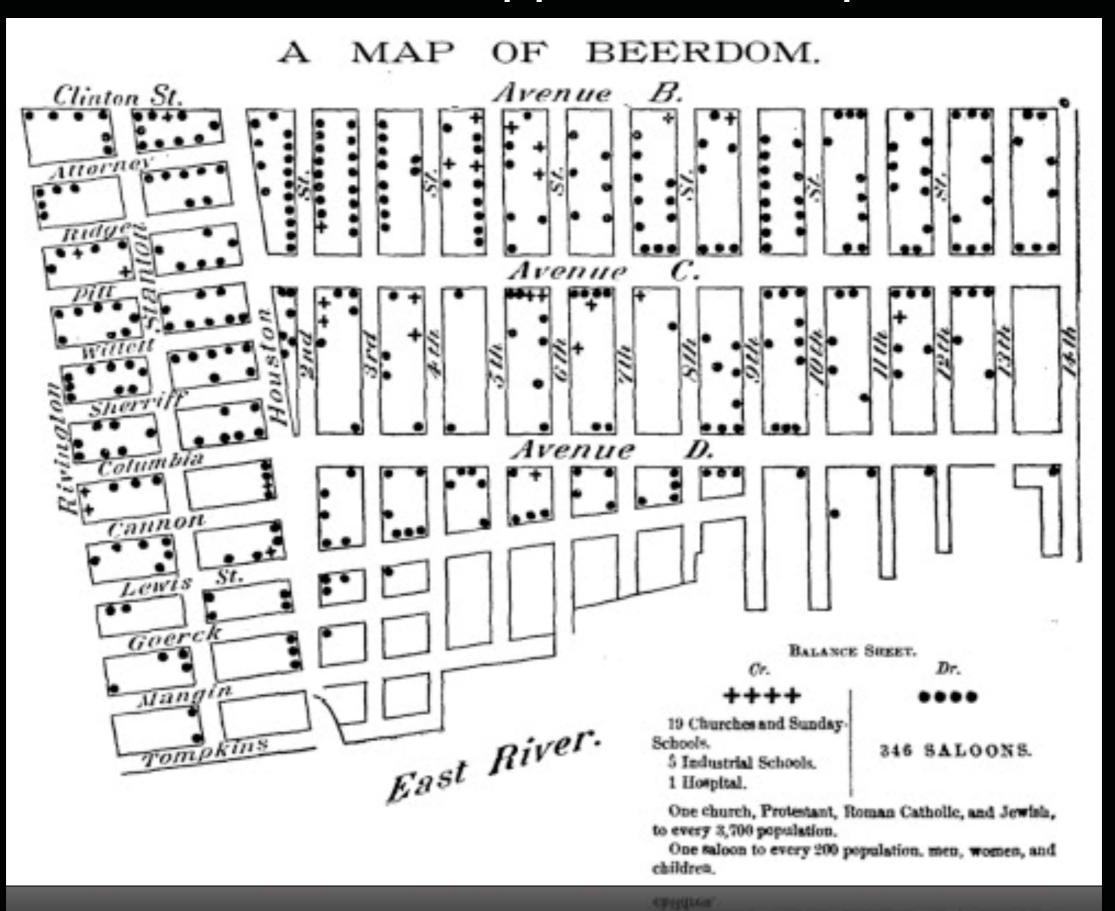
 The official statement of the quantity and value of real property in any district made for the purpose of justly apportioning the taxes payable on such property.



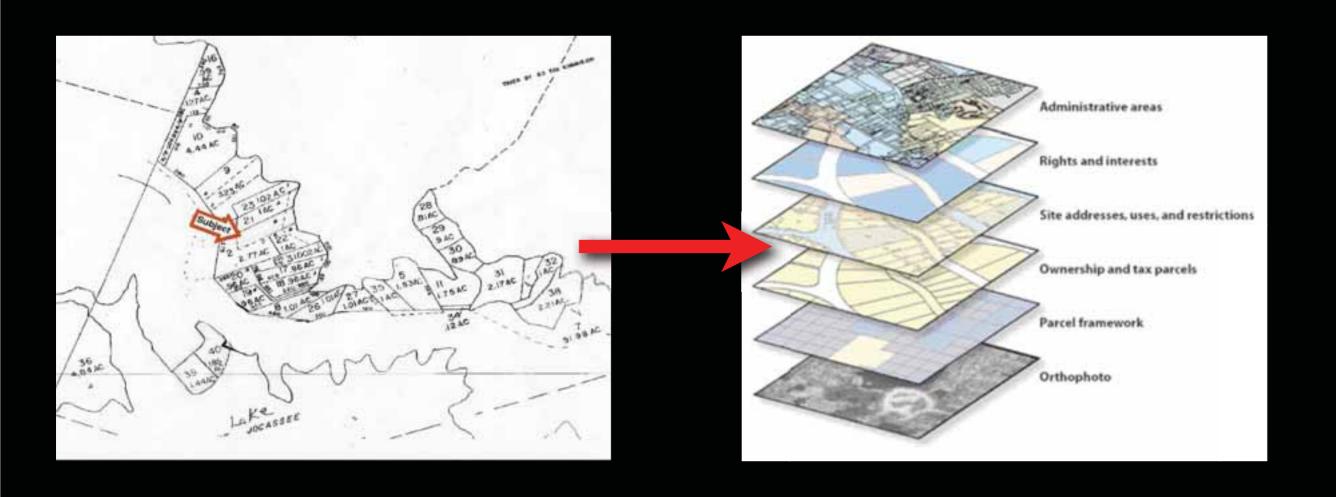
# What data are we collecting?

# We collect what we think is important

#### \*Not an Appraiser's Map



# The Mapping Model



## Mapping Standards\*

- North Arrow
- Scale
- Map Date
- Title Block
- Disclaimer
- Block Numbers
- Street, Road, R/W Names
- Subdivision Names
- Condo Names
- Parcel Numbers

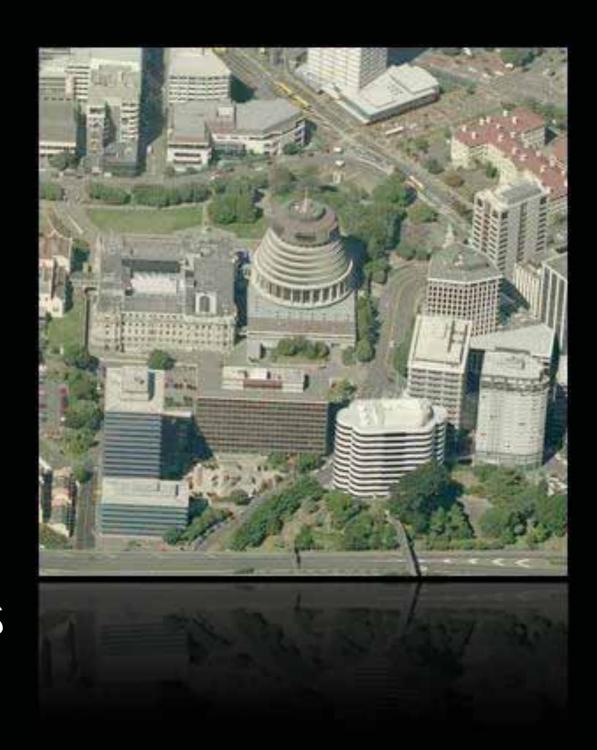
- Public Land Survey System Lines
- Parcel Lines
- Lot Lines
- Block Lines
- Easement Lines
- Right of Way Lines
- Hydrographic Lines
- Acreage Annotation
- Dimensions
- Lot Numbers

### The CAMA model

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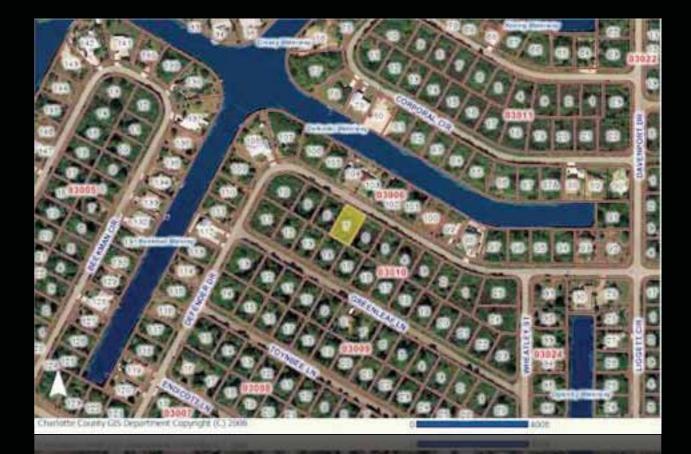
#### CAMA Information

- Tax Parcel Information
- Sales Information
- Improvements
- Land Uses
- Restrictions
- Physical Characteristics



#### Tax Parcel Information

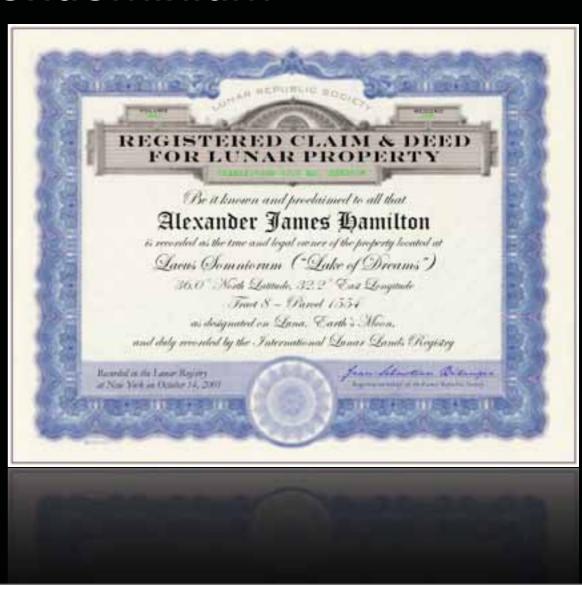
- Size, shape, location
- Frontage
- Access Proximity
- Neighborhood
- School District



- Mapping Comparable Sales, Standard Maps
- Transactional Component History

## Less than Fee Ownership

- Partial Interest (25%, 33% etc.)
- Common Interests Condominium
- Life Estate
- Leasehold Interest
- Reversionary Interests
- Mineral Rights
- Interval Ownership



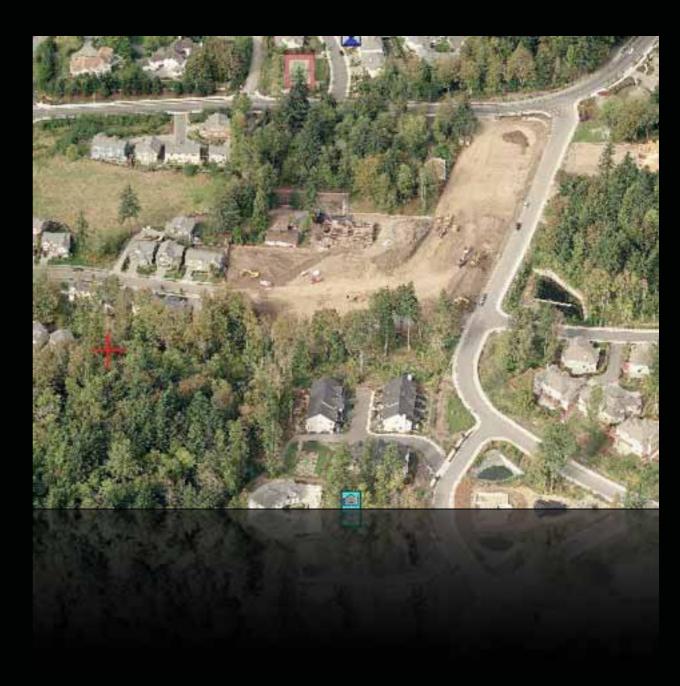
#### Sales Information

- Previous Sales Size, shape, location
- Temporal Nature Genealogy of Parcel



### Improvements

- Main Buildings
- Out Buildings
- Mobile Homes
- Pool, Tennis Courts
- Parking Areas
- Planimetrics
- Size, shape, location



# 3-D Buildings

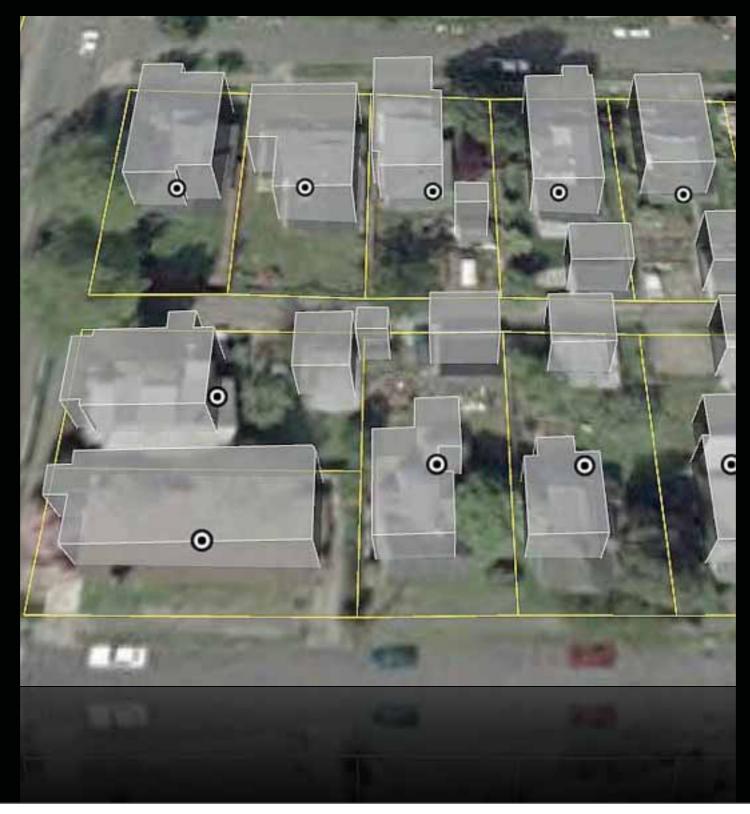
- Viewshed Analysis
- Air Space
- Shadow Studies
- Flood Plain Studies
- Condominiums



# To Start, Maybe Not This...

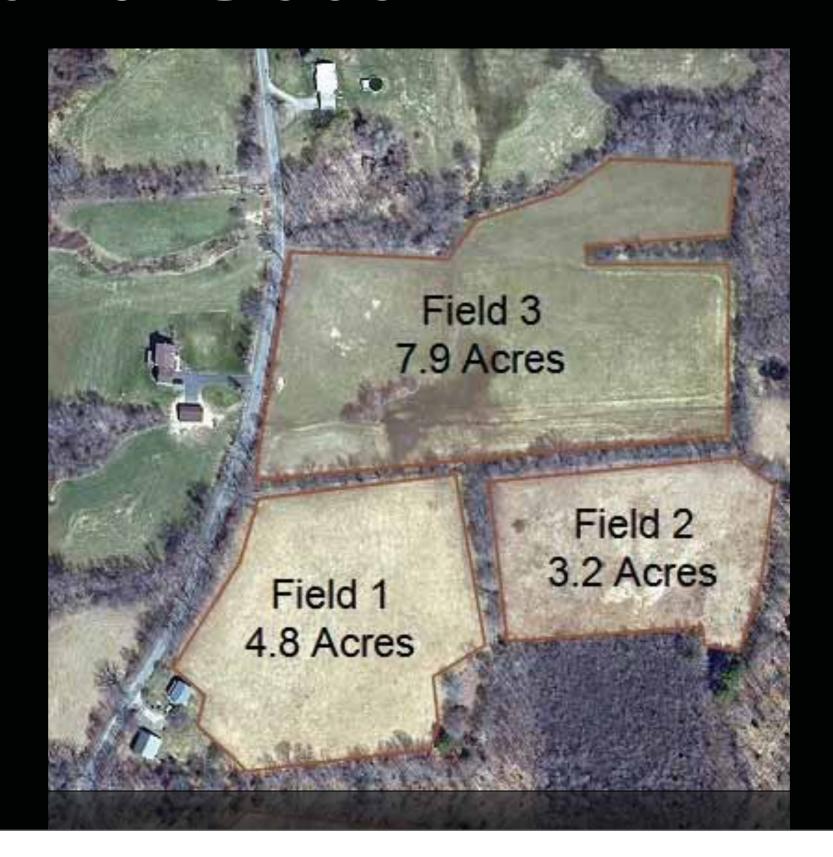


# But Maybe This...



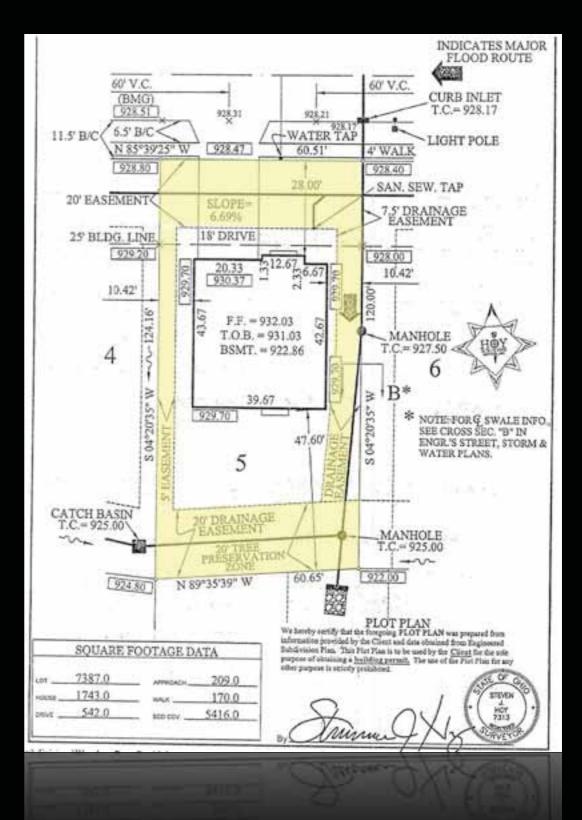
#### Land Uses

- Residential
- Commercial
- Industrial
- Agricultural
- Cropland



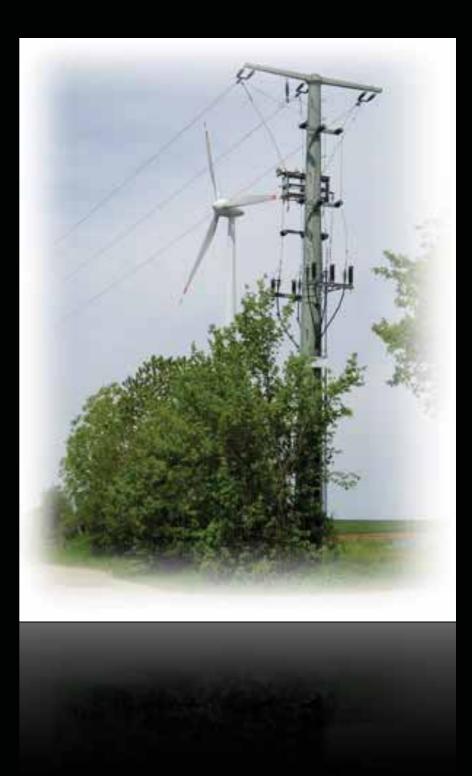
### Restrictions / Permits

- Zoning Restrictions
  - Setbacks
  - Use Restrictions
- Height Restrictions
- Permits



#### Easements

- Prescriptive
- Right of Way
- Flowage
- Utility
- Affirmative Easement (-)
- Appurtenant Easement (+)



## Physical Characteristics

- Topography
- Wetlands
- Soils



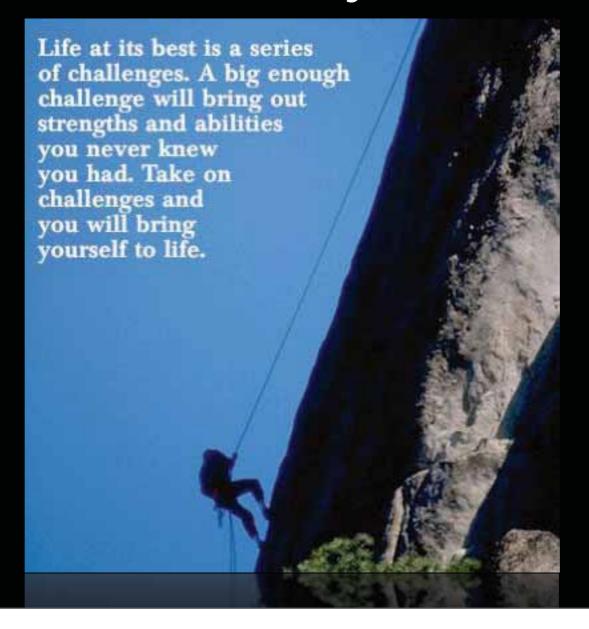


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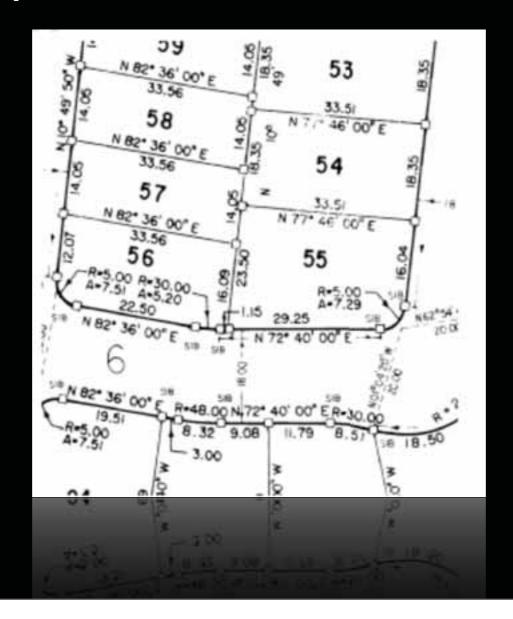
## The Challenge

Utilize GIS to its fullest to spatially enable the CAMA system.



## One More Thing..

 For Parcel Mappers, we need to start mapping parcel corners.



#### Thank You

Frank J. Conkling

Panda Consulting

www.pandaconsulting.com

561-691-3277