



REAL ESTATE & PERSONAL PROPERTY TAX

RELEASE NOTES – DECEMBER 2015

This document explains new product enhancements added to the ADMINS Unified Community for Windows **REAL ESTATE TAX** system and installed on your site in December 2015.

TABLE OF CONTENTS

1. MAINTENANCE	2
1.1. Real Estate Parcel Update.....	2
1.1.1. Changes to Parcel Master File Lookups.....	2
1.1.2. Post Billing & Work In Progress.....	3
2. SCHEDULED TASKS FEATURE.....	3
3. BETTERMENTS	4
4. HELP REFERENCE LIBRARY.....	5

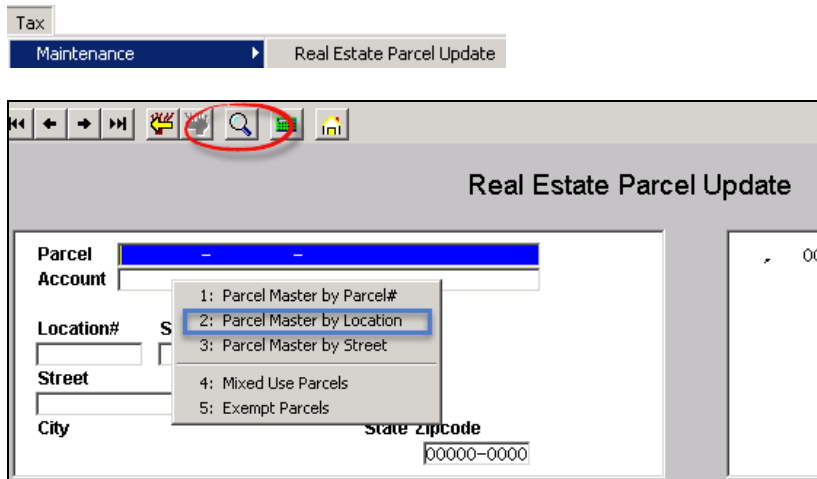


1. MAINTENANCE

1.1. Real Estate Parcel Update

1.1.1. Changes to Parcel Master File Lookups

Prior to the software update, the lookups for Parcel Master by Location and Parcel Master by Street were the same. This was corrected to allow users to search for parcels more efficiently.



Parcel Master by Location

Location	Location#	Street	Unit	Parcel#	Owner	
ROUTE 495		ROUTE 495	0002	-0001	-0000	FOUR NINETY FIVE ASS
8 GRANITE ST	8	GRANITE ST	0002	-0002	-0000	DINAPOLI MICHAEL J &
FARM ST		FARM ST	0002	-0002	-001A	M & M NOMINEE TRUST
FARM ST		FARM ST	0002	-0002	-001B	DINAPOLI MICHAEL J &
GRANITE ST		GRANITE ST	0002	-0002	-001C	DINAPOLI MICHAEL J
FARM ST		FARM ST	0002	-0003	-0000	BRIDGES, LAURE
231 FARM ST	231	FARM ST	0002	-0004	-0000	CUMMINGS, GARY R
225 FARM ST	225	FARM ST	0002	-0005	-0000	DECASTRO, MICHAEL P
FARM ST		FARM ST	0002	-002A	-0000	GLYNN, CHARLES W & L
206 FARM ST 206	206	FARM ST 206	0002	-002A	-0001	GOLD, TOBI S
208 FARM ST 208	208	FARM ST 208	0002	-002A	-0002	HOLMAN, JESSICA,
GRANITE ST		GRANITE ST	0002	-002B	-0000	KENNEY, MILFORD W &
248 FARM ST	248	FARM ST	0003	-0001	-0001	OLEARY VINCENT J & L
244 FARM ST	244	FARM ST	0003	-0001	-0002	FLANNERY, MARK J

Figure 1 Before –Lookup by Location

Parcel Master by Location

Location	Location#	Street	Unit	Parcel#	Owner
1 ADAM AV	1	ADAM AV	0068	-0001	-0000
1 BEECHWOOD RD	1	BEECHWOOD RD	0013	-0010	-0001
1 BIRCH TREE LN	1	BIRCH TREE LN	0078	-058A	-0000
1 BLACKSTONE ST	1	BLACKSTONE ST	0096	-0007	-0000
1 BRITTANY RD	1	BRITTANY RD	0020	-045B	-0000
1 BROOK ST	1	BROOK ST	0049	-0038	-0000
1 BROOKFIELD LN	1	BROOKFIELD LN	0093	-022A	-001A
1 BUCKY DR 1	1	BUCKY DR 1	0078	-080A	-0001
1 CANALE DR	1	CANALE DR	0072	-0016	-0000
1 CARYVILLE CROSSING 1	1	CARYVILLE CROSSING 1	0008	-0002	-0036
1 CLAIRE WY	1	CLAIRE WY	0077	-0007	-0000
1 CODERRE DR	1	CODERRE DR	0096	-0041	-0000
1 COUNTRYSIDE RD 1	1	COUNTRYSIDE RD 1	0049	-0033	-0001
1 DEER RUN RD	1	DEER RUN RD	0091	-0006	-0017
1 DEERFIELD LN	1	DEERFIELD LN	0018	-0097	-0000

Figure 2 After –Lookup by Location

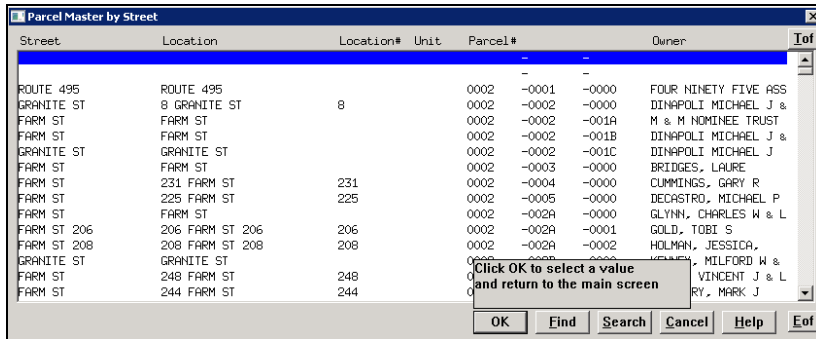
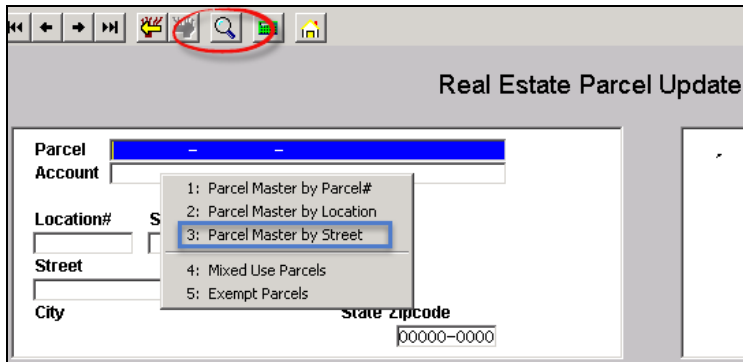


Figure 3 Before

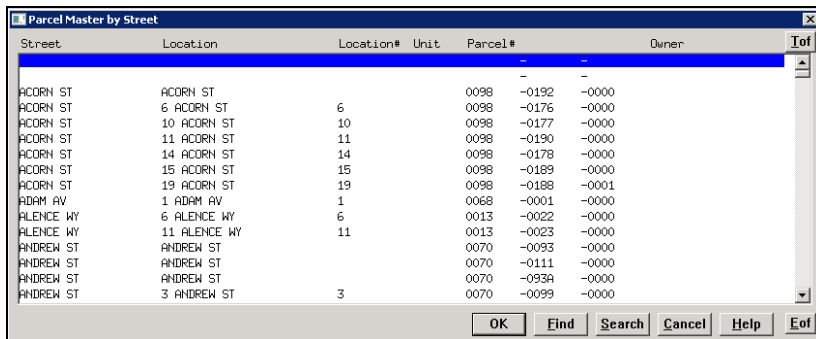


Figure 4 After

[ADM-AUC-RE-5500]

1.1.2. Post Billing & Work In Progress

There was an issue with the PP and RE billing posting that created suspense transactions shown on the posting report. This was corrected and patched to sites and is included here to document the change.

[ADM-AUC-PP-3843]
[ADM-AUC-RE-5497]

2. SCHEDULED TASKS FEATURE

A new feature has been added to the way the billing process steps work. Now sites may choose to run the **Calculate Taxes**, **Generate Bills** and **Generate Export Files** as a scheduled task instead of interactively. The



advantage to using this is that it will allow the person running the task to step away from the computer or perform other tasks while the processing is performed.



If a command window appears when the scheduled task begins then just minimize it. DO NOT close it.

To implement this, the values of module control should be set to “Y”. These options are available for both Real Estate and Personal Property Billing. Contact support@admins.com for assistance in using this new feature.

Real Estate Module Control		
Seq#	Description	Answer
4400	Run RE Calculate Taxes as a Scheduled Task	Y
4401	Run RE Generate Bills as a Scheduled Task	Y
4402	Run RE Generate Export Files as a Scheduled Task	Y
4403	Run PP Calculate Taxes as a Scheduled Task	Y
4404	Run PP Generate Bills as a Scheduled Task	Y
4405	Run PP Generate Export Files as a Scheduled Task	Y

Figure 5 New Module Control Settings

[ADM-AUC-SY-7971]

3. BETTERMENTS

Betterments	Add/Manage Projects
Liens	Parcel Details
Omit/Revised/Suppl Billing	PrePay/Payoff
Demands	Accounting Rules
Queries	Transaction History
Reports	Transaction History By Date
Tables	Abatements
Module Maintenance	Project Listing (with Parcels)
Interfaces/Imports	Schedule Listing
Site Specific	Suspended Betterments
Help Reference Library	Deferred Betterments
	Transaction History for a Parcel
	Betterment Register
	O/S Unapportioned Balance as of Today

Abatements were not appearing on the **Outstanding Unapportioned Balance as of Today** report. Added to Prepay/Payoffs column and included in the total.



O/S Unapportioned Balance as of Today										
Parcel#	Location			Line	Bill#	Term	Total Betterment	Apportioned Principal	Interest	PrePay/ Unapportioned

Project : 15-1401 Title5C Loan										
Category: B-Title 5c										

3045	/2	/	18 SPRING RD	1	504359-00	10	20,001.00			
3153	/	/	86 PETER BULKELEY RD	2	502219-00	10	18,250.00	3,650.00	440.50	
3033	/	/	211 DEACON HAYNES RD	3	502166-00	10	18,445.00	3,689.00	445.21	
66	/	/	135 AUTHORS RD	4	502851-00	10	23,325.00			23,325.00
*** Total Project 15-1401 ***							80,021.00	7,339.00	885.71	23,325.00
*** Grand Total ***							80,021.00	7,339.00	885.71	23,325.00

Selection Legend:										

Restrict to these Projects: '15-1401'										

Figure 6 Before

O/S Unapportioned Balance as of Today										
Parcel#	Location			Line	Bill#	Term	Total Betterment	Apportioned Principal	Interest	Abt/ PrePay/ PayOffs

Project : 15-1401 Title5C Loan										
Category: B-Title 5c										

3045	/2	/	18 SPRING RD	1	504359-00	10	20,001.00			20,001.00
3153	/	/	86 PETER BULKELEY RD	2	502219-00	10	18,250.00	3,650.00	440.50	
3033	/	/	211 DEACON HAYNES RD	3	502166-00	10	18,445.00	3,689.00	445.21	
66	/	/	135 AUTHORS RD	4	502851-00	10	23,325.00			23,325.00
*** Total Project 15-1401 ***							80,021.00	7,339.00	885.71	43,326.00
*** Grand Total ***							80,021.00	7,339.00	885.71	43,326.00

Figure 7 After

4. HELP REFERENCE LIBRARY

Not applicable for this software update.