Land Records

Business Plan Update

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NITC | Nebraska Information Technology Commission
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A GIS Council Working Group Presentation

Needs Identified in Strategic Plan

- **Creation & maintenance of quality geospatial data is part of the four strategic goals to advance geospatial development**
- **Control & cadastral datasets are included in the '7 framework' data layers (NESDI)**
  - All framework datasets rely upon control
  - Control & land records datasets are used to create administrative boundaries (& other datasets)
- **Tasks:**
  - Develop sustainable methods to develop & maintain standardized control & cadastral layers
    - Data standards
    - Sharing & participation
    - Funding
    - Development of technical tools & procedures

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Project Goals and Objectives

- **Establish control data layers:**
  - Control points & section corners
  - Townships & sections
- **Assemble cadastral data layers:**
  - Parcels
  - Subdivisions
  - Lots
  - Blocks
  - Easements
  - Separated rights

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Perceived Benefits and Justification

General Benefits:

- Control:
  - The foundation - supports all other geospatial efforts
- Cadastral:
  - Improved property tax assessment
  - Statewide economic development
  - Natural resource protection
  - Public safety

Cost Benefits:

- Redundancies are avoided
- Reduction in staff time for research & development
- Improved public access

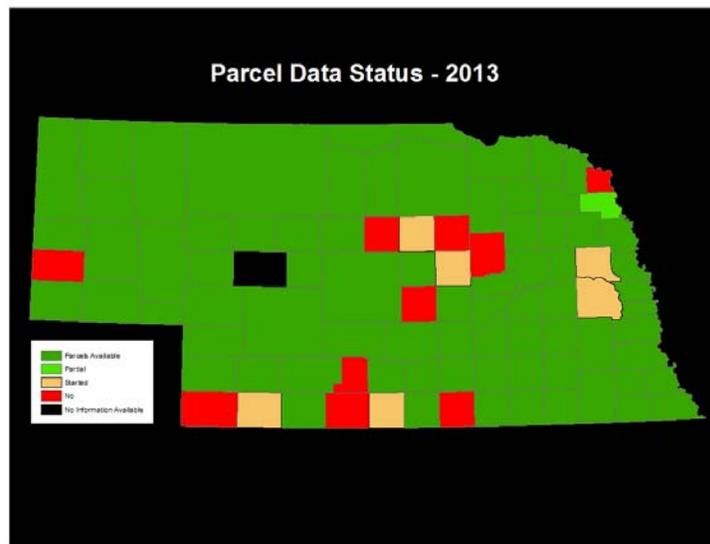*GIS Council - Nebraska Information Technology Commission*

Perceived Benefits and Justification

ARKANSAS GEOSPATIAL STRATEGIC BUSINESS PLAN (2010): STATEWIDE PARCELS. Parcels are a critical data set to the State of Arkansas as evidenced by the disproportionate demand for parcel data from the state's geospatial web services. **Parcels alone count for 13% of data requests despite the fact that less that 50% of the state's parcels are digitally available, and an even smaller percent are available via the web service.** The state's 2010 Strategic Business Plan revealed a long list of the expected benefits and returns that investment in statewide parcels would bring. These include:

• Improved efficiency and equity in property tax assessment, revaluation and revenue collection including:

- o Finding new, untaxed development on existing parcels.
- o Performing automated agricultural land assessment based on soils.
- o Increased ability to perform analysis such as viewing assessment sales ratios (ASRs) across an entire county to look for clusters of high or low values.

• Increased revenue collection from property taxes that will lead to increased school funding.

• Routine state government planning and decision making.

• Providing a key tool for economic development and meeting site selection consultant requirements.

• Resolving jurisdictional boundary questions.

• Providing an invaluable tool in assembling the statewide address databases.

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Requirements – Current Status

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Requirements - Planned

Data requirements & Data Models:

- **Implementation of data models for cadastral**
    - One model designed for popular use ('public')
        - Relies on CAMA attributes
        - Another model designed for the data stewards ('staging')
    - Templates will be made available
- **Utilizes Esri file geodatabase**
- **Includes all cadastral layers**
    - Not all counties have the supplemental cadastral layers
- **Includes required & suggested attributes**
- **Spatial accuracy requirements will need to be revisited**
    - Reliant upon the control datasets

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Implementation Plan - Control

I. **Draw in survey community**

II. **Harvest currently available data**

III. **Assemble dependent datasets using best available control**

IV. **Create procedure for the surveying community to be able to update a control repository**

    I. Generate procedure for the other datasets built upon the control points to be updated

    II. Make readily & easily accessible to support all geospatial activities

Timeline:

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Implementation Plan - Cadastral

I. **Formal adoption of standards**

II. **Refined inventory of all cadastral datasets**

III. **Harvest currently available data**

IV. **Assemble current datasets**

V. **Generate data for the counties that do not have any**

    I. Parcel data

    II. Supplemental datasets

VI. **Create a workflow & mechanism for annual updates to be harvested & reassembled**

Timeline:

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Costs, Resource Allocation, and ROI

Costs:

Control -

- Inventory & assembly of existing control - unknown
- Existing dependent datasets – no cost
- Creation of repository application

Cadastral -

- Est. $10-15 per parcel for all cadastral data layers to be created for counties without data
    - Potential updates & upgrades to existing parcel data that is either incomplete or not in compliance with standard
- Assembly of the seamless dataset (recurring)

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Costs, Resource Allocation, and ROI

ROI:

Cadastral -

"It can be argued that in addition to the efficiencies that digital parcel data brings to the assessment community, the parcel layer used as a base map is the most information rich database with the broadest utility to local, state and federal agencies."

National Research Council, "National Land Parcel Data: A Vision for the Future" (Washington D.C.: The National Academies Press, 2007), 53.

- **Montana estimates the annual value of its cadastral data at $10 million**
    - Annual ROI of $9.3 million
    - Approximately 900,000 parcels
    - $3 million upfront investment (2005)

Control -

The quality of the control will ultimately determine the potential accuracy & quality of all spatial datasets … *the foundation determines the ceiling*

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Marketing and Communication

Audience:

- Control – surveying community
- Cadastral – assessment community, public safety, planners, resource managers, etc.

Message:

- Reasons behind the effort
- Requirements
- Resources
- Benefits of participation – monetary & beyond

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Technical Assistance / Education Outreach

Documentation

Training & Workshops

- Regional workshops
- Conferences - professional organizations
    - GIS/LIS
    - PSAN
    - County Assessors Association of Nebraska
- Online resources

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Evaluation – Measuring success and feedback

1. **Harvesting current data from local governments**
    1. Requirement of NSRB grants
    2. Revaluation requirements
2. **Aggregation of standardized parcels as currently available**
3. **Filling 'holes' in the dataset within two years to complete seamless standardized dataset**
4. **Implementing framework for annual update**
    1. Goal – after year two, no parcel would be more than one year old

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Relationships among other Business Plans

Control:

- Relevant to all other business plans

Cadastral:

- **Streets & Addresses –**

    - Potentially adopt similar model for aggregation of data & updates
    - Parcel data may provide supplemental address information

- **NebraskaMap –**

    - Mechanism for sharing the data
    - Possible role in the maintenance of data (control)

- **General - Spatial accuracies should be considered**

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Questions for Discussion

Timeline:

1. Standards
2. Assembly of current data
3. Generating missing data
4. Implementing update procedure

Control vs. Cadastral business plans

Champion at state level … *who is the face that can be associated with this effort?*

- *Other states include mapping departments & revenue departments as the lead*

Obstacles:

1. Reluctance to share data with state
2. No money & motivation to participate
3. Lost revenues
4. Conceived accuracy liabilities

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