

PUMA Project Update

Journey and Path for Go-Live 2024

Why is there a PUMA Project?

Answering the question:

What
comes
after
Sigma?



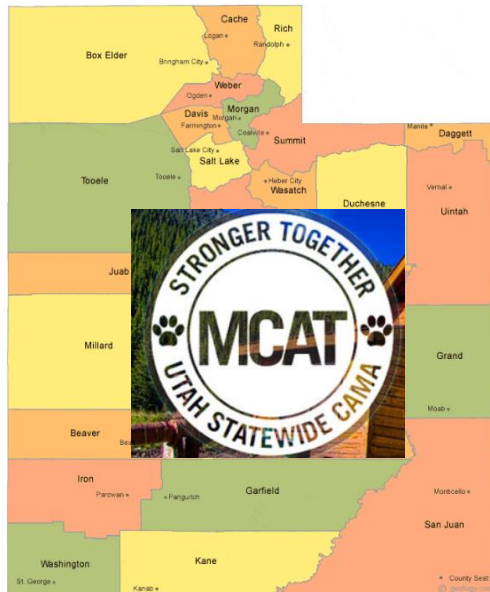
- Salt Lake requires a reliable mass appraisal system to value property
- Sigma is the current mass appraisal system
 - 30 + years old
 - Unsupported
 - Unable to make changes to software
- Enterprise-wide tax system that would have replaced Sigma ended in failure in 2018

Tax System Timeline -2014 to now

2009 GOAL: replace Sigma and in-house mainframe tax system

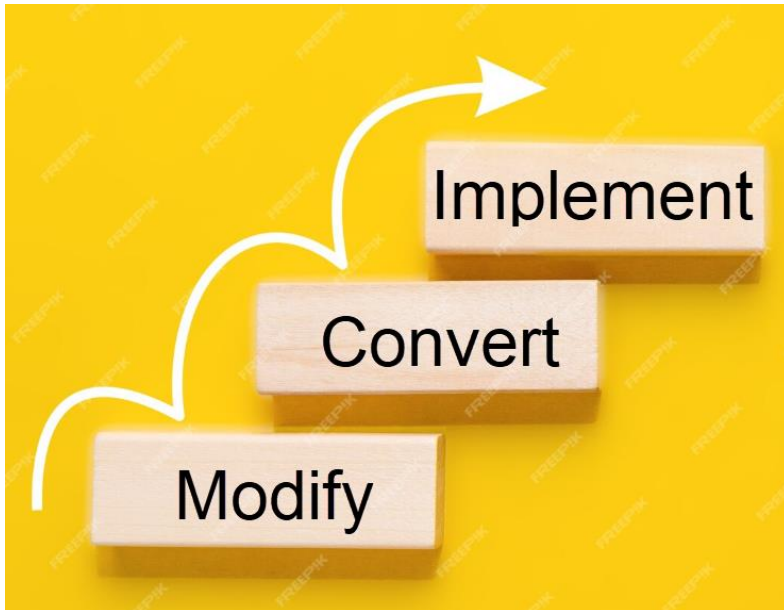
- 2009 CCI contract to develop integrated tax system for assessment and collection.
- 2014 CCI goes bankrupt, bought by Harris Corporation
- 2018 Harris unable to deliver milestones
 - never met minimum performance requirements, contract terminated
- 2018 Reviewed options for County tax system replacement
 - - Newly developed PUMA application became option for Sigma replacement
 - - Limited options to replace mainframe billing and collection functions
- 2019 Opted to
 - Replace Sigma with modified PUMA
 - Replace other tax system functions primarily with purchased and purpose-built systems
 - TORUS, Addressing, Recorder

What is PUMA?



- State-wide CAMA (Computer Assisted Mass Appraisal)
- Developed specifically for counties in Utah
- Funded by the MCAT levy in state-wide property taxes (Multi-County Appraisal Trust)
- PUMA is currently operational in 18 counties in Utah

Goals of the SLCo PUMA Project



- Adapt PUMA to meet Salt Lake needs
 - Build on existing PUMA app, built for smaller counties
 - Add features for larger commercial properties
 - Add GIS integration
 - Add income valuation
 - Add support for modeling
 - Meet performance requirements
- Convert Sigma data to PUMA
 - 60 million data elements
- Implement and train 100+ appraisers and users
- Ready for Go-live – June 2024

Why are modeling and income features so important?



- We revalue over 385,000 parcels each year
- Modeling is key to accurate, cost-effective and equitable valuation
- Income valuation accurately measures true value of commercial property
 - Accurately distributes equitable valuations for all categories of property
 - All counties will now have income valuation functionality available to them

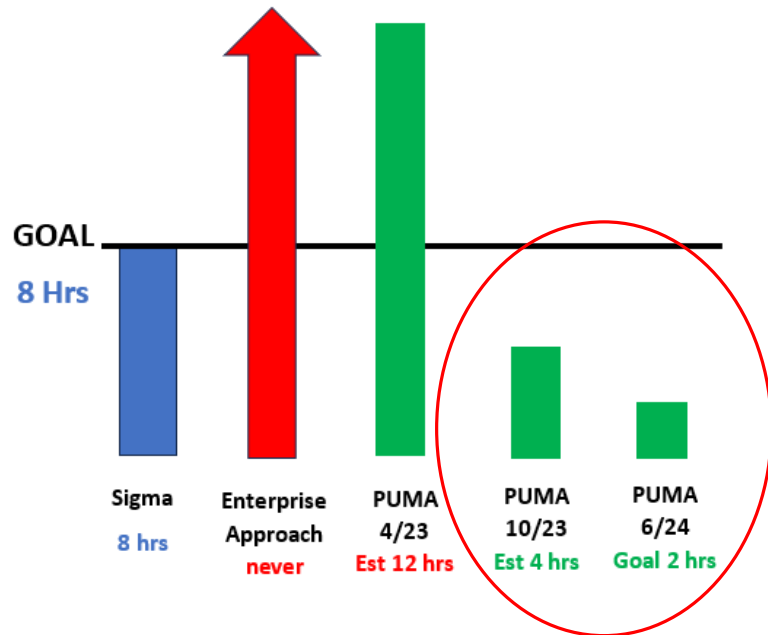
What advantages will PUMA bring?



- Has the features we need now
- Will continue to be developed and enhanced
- Limited ongoing cost to SLCo (operations and development funded by MCAT)
- Faster than Sigma
- Appraiser data accessible remotely

PUMA performance

Time Needed to Re-value all parcels in Salt Lake County



- Key goal is performance during May roll closing
- Performance led to failure of Enterprise-approach project
- PUMA cuts closing time in half, and getting faster

Why is mobile data access important?

Delivers better decisions, in less time, through:

- Access to relevant information in field
- Real-time update and status of valuations
- Timely coordination of staff for problem resolution and decisions
- Reduction of paper and paper-based data processing



What will PUMA cost?



- Ongoing operating and maintenance costs will be covered primarily by MCAT
- Remaining implementation costs in 2024 are:
 - Maintain deployment of 2 SLCo developers on team
 - Provide mobile field collection devices for appraisers

PUMA 2024 Budget

Tax Administration Capital Fund

- 2024 One-time direct expenses necessary for go live
 - Conversion of building sketches
 - Field collection devices and mobile workstations
 - Transition on-prem software to the cloud
 - Extend cloud hosted database hours for testing and development
- \$569,000

Q&A
