

# PUMA Project Update

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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

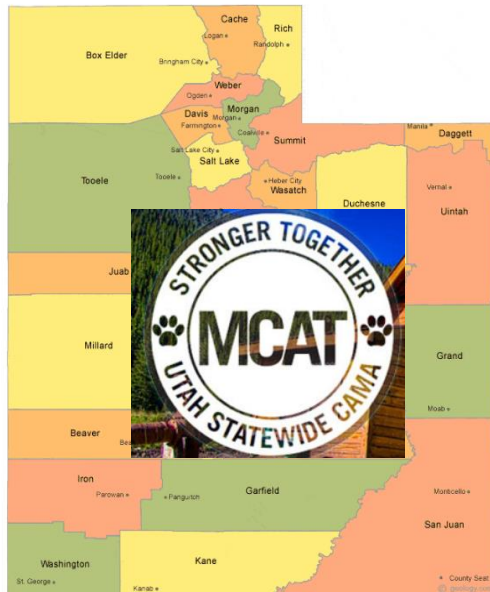
# Tax System Timeline -2014 to now

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

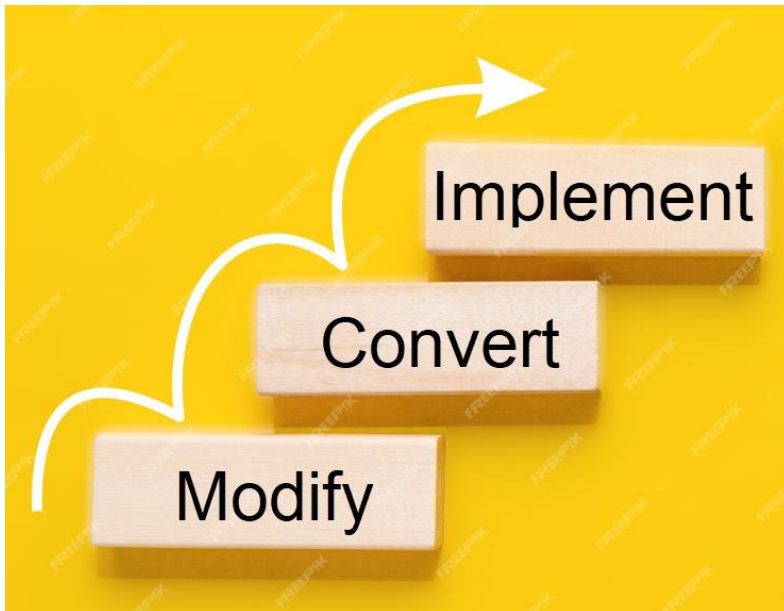
- 2009 CCI contract to develop integrated tax system for assessment and collection.
- 2014 CCI goes bankrupt, bought by Harris Corporation
- 2018 Harris unable to deliver milestones
  - never met minimum performance requirements, contract terminated
- 2018 Reviewed options for County tax system replacement
  - - 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?

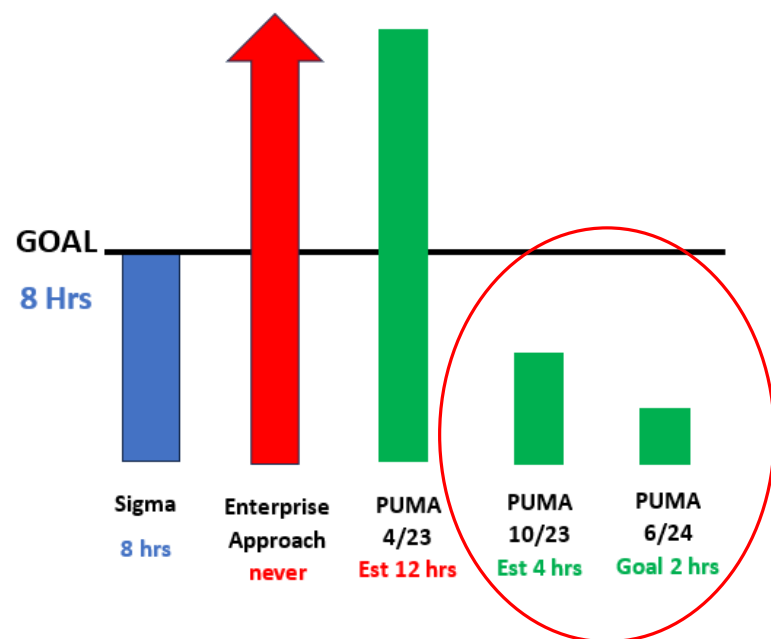


- Has the features we need now
- Will continue to be developed and enhanced
- Limited ongoing cost to SLCo (operations and development funded by MCAT)
- Faster than Sigma
- Appraiser data accessible remotely



# 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?

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- 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

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## 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

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