

The City of Philadelphia is committed to maintaining and improving the quality of assessments. As part of this commitment, the Office of Property Assessment (OPA) is implementing 10 substantive reforms recommended by its mass appraisal and modeling consultant, Robert Gloudemans. Mr. Gloudemans is a mass appraisal consultant with more than 40 years of experience advising municipalities and international governments on mass appraisal techniques and modeling. The following table outlines our plan to implement the consultant's recommendations and progress against key milestones.

[Recommendations from Robert Gloudemans can be found here.](#)

Recommended Action Items	Key Milestone Dates	Status
1. Sales Validation Team:		
Establish 4 to 5 member team dedicated solely to validating sales		
Create team and communicate any process changes to staff	April 2019	Complete
Transition resources to new team	April-June 2019	Complete
Identify any necessary process adjustments	July 2019	Complete
2. Construction Quality and Condition Data Enhancements:		
Assign construction quality/grade to all residential properties by working with expert consultant(s) Consistently maintain and improve the quality of existing building condition data		
Post request for vendor proposals	June 2019	Complete
Select and contract with vendor(s)	September 2019	Complete
Data collection period	January 2020- July 2020	Complete
Construction grade data is loaded into CAMA system	August 2020	Complete
Staff have been trained on assigning grade and condition to maintain quality of data over time	August 2020	Complete
3. Hire Additional Modeling Staff:		
Add two additional statistical modelers to strengthen and expand existing team's capacity		
Post job description	June 2019	Complete
Interview candidates	June-August 2019	Complete
Onboard new team members	September-October 2019	Complete
4. Assessment Calendar Adjustment:		
Conduct trending valuation while OPA is implementing major recommendations and launching CAMA		
Finalize methodology	February 2019	Complete
Certify values to the state by March 31st as required by law	March 2019	Complete

The City of Philadelphia is committed to maintaining and improving the quality of assessments. As part of this commitment, the Office of Property Assessment (OPA) is implementing 10 substantive reforms recommended by its mass appraisal and modeling consultant, Robert Gloudemans. Mr. Gloudemans is a mass appraisal consultant with more than 40 years of experience advising municipalities and international governments on mass appraisal techniques and modeling. The following table outlines our plan to implement the consultant's recommendations and progress against key milestones.

[Recommendations from Robert Gloudemans can be found here.](#)

Recommended Action Items	Key Milestone Dates	Status
5. Maintain Current Valuation Model Flexibility when Transition to CAMA		
Identify customizations needed to CAMA product based on comparison with OPA methods	November 2018	Complete
Integrate valuation modeling flexibility into CAMA	March 2020	Complete
6. Income Data: Designate unit to regularly collect, screen, and maintain income data		
Create team and communicate any process changes to staff	July 2019	Complete
Identify any necessary process adjustments	August 2019	Complete
7. Enhance Location Variables:		
Identify customizations needed to CAMA product based on comparison with OPA methods	November 2018	Complete
Integrate existing information into CAMA	January-March 2020	Complete
Continue work to enhance and refine existing spatial and proximity variables after transition to CAMA system	January 2020-Beyond	Ongoing
8. Provide More Information for Public: Provide and appropriately updated overview of assessment process and methodologies Provide final ratio studies on website		
Create and publish overview of trending valuation	March 2019	Complete
Publish citywide ratio study after values certified to state	May 2019	Complete
9. Valuation Support		
Train evaluators on new trending methodology	April 2019	Complete
Train staff on use of new CAMA system	Ongoing	Ongoing
10. Create Action Plan to Track Progress		
Develop Action Plan and accompanying timetables to track progress against key milestones	March 2019	Complete