

In the UAAR software each sale is stored in a single XML file. This file can be e-mailed back and forth between appraisers without needing to send the entire database.

The following pages show how the data maps to fields in the UAAR Sale sheet.

The base XML Path for all data is /AgWareSale/UaarSale. In the XPathS shown below the start of the XML path is not shown to all more room in the cells for the specific part of the path. Replace /Sale with /AgWareSale/UAARSale for the true XPath.

For some items the complete path could not fit. Those items are marked with a number and can be found in the notes following the sales sheet.

Index #	/Sale/@IndexNumber	Database #	/Sale/@DatabaseNumber	Sale #
Grantor	/Sale/@GrantorDisplay	Sales Price	/Sale/@SalePrice	A Property Type /Sale/@PropertyTypeName
Grantee	/Sale/@GranteeDisplay	Other Contrib.	/Sale/@OtherContribution	B Assured Grazing/Sale/@AssuredGrazing
Deeded Acres	/Sale/@DeededAcres	Net Sale Price	/Sale/@NetSalePrice	C *1: PrintOrder=1 *1: PrintOrder=1
Mo/Yr Cur. Sale	/Sale/@Sale[Day Month Year]	\$/Deeded Acre	/Sale/@DollarPerDeededAcre	D *1: PrintOrder=2 *1: PrintOrder=2
Mo/Yr Prior Sale	/Sale/@PriorSale[Day Month Year]	Financing	/Sale/@Financing	E *1: PrintOrder=3 *1: PrintOrder=3
Prior CEV Price	/Sale/@PriorPrice	% Fin. Adj.	/Sale/@PercentFinancingAdjustment	F *1: PrintOrder=4 *1: PrintOrder=4
Prior Index #	/Sale/@PriorIndexNumber	CEV Price	/Sale/@CevPrice	G *1: PrintOrder=5 *1: PrintOrder=5
Analysis Code	/Sale/@AnalysisCode	SCA Unit Type	/Sale/@ScaUnitTypeName	H *1: PrintOrder=6 *1: PrintOrder=6
Source	/Sale/@Source	Eff. Unit Size	/Sale/@EffectiveUnitSize	I *1: PrintOrder=7 *1: PrintOrder=7
Motivation	/Sale/@Motivation	SCA \$/Unit	/Sale/@ScaDollarPerUnit	J *1: PrintOrder=8 *1: PrintOrder=8
Highest & Best Use	/Sale/@HighestBestUse	Multiplier Unit	/Sale/@MultiplierUnit	K *1: PrintOrder=9 *1: PrintOrder=9
State/Cnty Code	@State /@CountyCode	Multiplier No.	/Sale/@MultiplierNumber	L *1: PrintOrder=10 *1: PrintOrder=10
County/Zone	@CountyName /@Zone	Primary Land Use	/Sale/@LandUseTypeName	M *1: PrintOrder=11 *1: PrintOrder=11
Area/Region	@Area /@Region	Pri. Commodity	/Sale/@CommodityTypeName	N *1: PrintOrder=12 *1: PrintOrder=12
SEC/TWP/RGE	@Section /@Township /@Range	Sale:	<input type="checkbox"/> Unimproved <input type="checkbox"/> Improved <input type="checkbox"/> Lease	
Location	/Sale/@Location	Cost:	<input type="checkbox"/> Replacement <input type="checkbox"/> Reproduction <input type="checkbox"/> Resale	
Legal Description:	/Sale/LegalDescription (This is in the body of the element, not an attribute)			

Land-Mix Analysis							Unimproved Database #	*11
Land Use	Ratios	Acres	\$/Acre	Unit Size	Unit Type	\$/Unit	Total Unit Value	
*2: /@LandQualityTypeName	*2:/@Ratio %	*2: /@Acres Ac.	*2: /@DollarPerAcre	*3: /@UnitSize	*3: /@UnitType	X \$ *3: /@DollarPerUnit = \$	*4	
PrintOrder=2	%	Ac.	*2	*3		X \$ = \$		
PrintOrder=3	%	Ac.				X \$ = \$		
PrintOrder=4	%	Ac.				X \$ = \$		
PrintOrder=5	%	Ac.				X \$ = \$		
PrintOrder=6	%	Ac.				X \$ = \$		
PrintOrder=7	%	Ac.				X \$ = \$		
PrintOrder=8	%	Ac.				X \$ = \$		
PrintOrder=9	%	Ac.				X \$ = \$		
PrintOrder=10	%	Ac.				X \$ = \$		
Totals		*5 Ac.	*5	*5		X \$ *5 = \$	*5	
CEV Price \$	/Sale/@CevPrice	- Land Contribution \$		*5	= Improvement Contribution \$		*5	

Income Analysis									
Income Estimate Basis:		<input type="checkbox"/> Cash	<input type="checkbox"/> Share	<input type="checkbox"/> Owner/Operator					
Income Source		Unit	Stabilized	Total Production		Cash/Share/Owner Income			
<input type="checkbox"/> Actual	<input type="checkbox"/> Estimated	Units	Measure	Yield	Stabilized \$/Unit	Gross Income	Share %	Income \$	
/Sale/SaleIncome/@IncomeTypeName		*6:/@Unit	*6:/@UnitMeasure	*6:/@StabilizedYield	*6:/@StabilizedDollarPerUnit	*6:/@GrossIncome	*6:/@SharePercent	*6:/@IncomeAmount	
*6:/@PrintOrder=2									
*6:/@PrintOrder=3									
*6:/@PrintOrder=4									
*6:/@PrintOrder=5									
*6:/@PrintOrder=6									
*6:/@PrintOrder=7									
Improvements	<input type="checkbox"/> Improvements Included in Land Rent			*7 /mo	*7 /yr	*7		*7	
Stabilized Gross Income = \$								*7	
Expense Items:		Expenses (cont.):			Expenses (cont.):				
Real Estate Tax	\$ *8/@Amount	*8/@ExpenseTypeName	\$ *8/@Amount	PrintOrder=8	\$	PrintOrder=8			
Insurance	\$ PrintOrder=2	PrintOrder=5	\$ PrintOrder=5	PrintOrder=9	\$	PrintOrder=9			
Maintenance	\$ PrintOrder=3	PrintOrder=6	\$ PrintOrder=6	PrintOrder=10	\$	PrintOrder=10			
Management	\$ PrintOrder=4	PrintOrder=7	\$ PrintOrder=7	PrintOrder=11	\$	PrintOrder=11			
Total Expenses	*7/@TotalExpenses	/ Stabilized G.I.	*7	= Expense Ratio	*7 %	Total Expenses = \$		*7	
Net Income	*7/@NetIncome	/ CEV Price	/Sale/@CevPrice	= Cap Rate	*7 %	Net Income = \$		*7	

Index#/@IndexNumber

Database#/@DatabaseNumber

Sale #

Improvement Analysis

Improvement Analysis	Item:	Impt. #1	Impt. #2	Impt. #3	Impt. #4	Impt. #5	Impt. #6	Impt. #7	Impt. #8	Impt. #9	Impt. #10
	Type	@ImprovementTypeName	*9: PrintOrder=2	*9: PrintOrder=3							
	Size	@TotalSize	*9: PrintOrder=2								
	Unit	@UnitTypeName									
	Utility	@UtilityTypeName									
	Condition	@ConditionTypeName									
	Age	@Age									
	Remaining Life	@RemainingLife									
	RCN/Unit	@RcnPerUnit									
	RCN	@RcnTotal									
	% Physical Depreciation	@PercentPhysical									
	RCN Remainder After Phys. Depr.	@RcnAfterPhysical									
	% Functional Obsolescence	@PercentFunctional									
	RCN Rem. After Phys./Funct. Depr.	@RcnAfterFunctional									
% External Obsolescence	@PercentExternal										
Total Impt. Contribution	@RcnAfterExternal										
Contribution \$/Unit	@DollarPerUnit										

Improvement Analysis	Item:	Impt. #11	Impt. #12	Impt. #13	Impt. #14	Impt. #15	Impt. #16	Impt. #17	Impt. #18	Impt. #19	Impt. #20
	Type	*9: PrintOrder=11									
	Size										
	Unit										
	Utility										
	Condition										
	Age										
	Remaining Life										
	RCN/Unit										
	RCN										
	% Physical Depreciation										
	RCN Remainder After Phys. Depr.										
	% Functional Obsolescence										
	RCN Rem. After Phys./Funct. Depr.										
% External Obsolescence											
Total Impt. Contribution											
Contribution \$/Unit											

Physical Depreciation *10 % Functional Obsolescence *10 % External Obsolescence *10 % Total Depreciation *10 %
 Total RCN \$ *10 Total Improvement Contribution: \$ *10 Improvement As % of Price *10 %

Comments:
 /Sale/SaleComment[@CommentClassId='00000002-0000-0000-0000-000000000000']/
 (this is in the body of the element not in an attribute)

XML Integration Notes

On tables with repeating data a PrintOrder attribute is used to specify in which row the data appears

Some data must be checked for the proper ClassId. This is a GUID (SQL uniqueidentifier). The GUID will be put in the XML in string form such as 00000002-0000-0000-0000-000000000000. These are really numbers such as 0x1, 0x2. GUID are used in the database to ease replication needs and keep the IDs consistant across all table.

Sale and Prior Sale Dates: The XML splits these dates into Day, Month, and Year attributes. This give XSLT more flexibility when working with the dates. They will need to be re-combined to match the users perferences when loading the data into ClickForms.

Check Boxes for Sale

Sale Unimproved: Check if /Sale/@SaleIsImproved = 1

Sale Improved: Check if /Sale/@SaleIsImproved <> 1

Cost Replacement: Check if /Sale/@UseReplacementCost = 1

Cost Reproduction Check if /Sale/@UseReplacementCost <> 1

Lease: Check if /Sale/@IsLease = 1

Resale: Check if /Sale/@IsResale = 1

Check Boxes for Income

Estimate Basis Cash

Cash: Check if /Sale/SaleIncomeTotals/@IncomeBasisClassId = 00000001-0000-0000-0000-000000000000

Share: Check if /Sale/SaleIncomeTotals/@IncomeBasisClassId = 00000002-0000-0000-0000-000000000000

Owner/Operator: Check if /Sale/SaleIncomeTotals/@IncomeBasisClassId =
00000003-0000-0000-0000-000000000000

Income Source Actual: Check if /Sale/SaleIncomeTotals/@SourceIsActual = 1

Income Source Estimated: Check if /Sale/SaleIncomeTotals/@SourceIsActual <> 1

Improvements Included in Land Rent: Check if /Sale/SaleIncomeTotals/@ImprovementsInRent = 1

*1 - Sale Properties C-N

The first column (name) for the property is found here:

/Sale/SaleAttribute[@PrintOrder=n]/@AttributeName

The second column (value) is found here:

/Sale/SaleAttribute[@PrintOrder=n]/@Value

*2 - Land Mix, Deeded

All values for *2 can be found under:

/Sale/SaleLandDeeded[@PrintOrder=N]/@*

XML Integration Notes

***3 - Land Mix, Non-Deeded**

All values for *3 can be found under

/Sale/SaleLandNonDeeded[@PrintOrder=n]/@*

***4 - Land Mix, Total Unit Value**

The Total unit value is located in two different locations depending on the other data in the same row. If only Deeded land is present (*2) then the attribute /Sale/SaleLandDeeded[@PrintOrder=n]/@TotalValue is used. If only Non-Deeded Land is present (*3) then the attribute /Sale/SaleLandNonDeeded[@PrintOrder=n]/@TotalValue is used.

If both Deeded and Non-Deeded values are present for the same print order then the Total Unit Value from the Non-Deeded record is used.

***5 - Land Mix, Totals**

All attributes for Land Mix Totals are found under:

/Sale/SaleLandTotals/@* (with the exception of CEV Price)

Acres = @TotalDeededAcres

\$/Acre = @TotalDeededDollarPerAcre

Unit Size = @TotalNonDeededSize

\$/Unit = @TotalNonDeededDollarPerUnit

Total Unit Value = @TotalLandValue

CEV Price = /Sale/@CevPrice (This value is not duplicated in the XML it is in one location)

Land Contribution \$ = @LandContribution

Improvement Contribution = @ImprovementContribution

***6 - Income**

All attributes for Income are found under:

/Sale/SaleIncome[@PrintOrder=n]/@* (with the exception of CEV Price)

***7 - Income Totals**

The income totals come from two locations on the sheet one line under income, and two lines under expenses.

All Attributes for Income totals are found under

/Sale/SaleIncomeTotals/@*

Improvements /mo = @ImprovementsPerMonth

Improvements /yr = @ImprovementsPerYear

Improvements Share % = @ImprovementsSharePercent

Improvements Income \$ = @ImprovementsIncomeAmount

Stabilized Gross Income = @StabilizedGrossIncome

TotalExpenses = @TotalExpenses

Stabilized G. I. = @StabilizedGrossIncome (same field used for income)

Expense Ratio = @ExpenseRatio

Total Expenses = @TotalExpenses

Net Income = @NetIncome

CEV Price = /Sale/@CevPrice

Cap Rate = @CapRate

Net Income = @NetIncome

XML Integration Notes

***8 - Expense Items:**

All attributes for Expense are found under:

/Sale/SaleExpense[@PrintOrder=n]/@*

The first 4 expense items are hard coded values for Real Estate Tax, Insurance, Maintenance, and Management. Their values should be in the correct print order location. However to check that the values are correct the attribute

/Sale/SaleExpense[@PrintOrder=n]/@ExpenseClassId should be verified.

Print Order 1 is Real Estate Tax = 00000001-0000-0000-0000-000000000000

Print Order 2 is Insurance = 00000002-0000-0000-0000-000000000000

Print Order 3 is Maintenance = 00000003-0000-0000-0000-000000000000

Print Order 4 is Management = 00000004-0000-0000-0000-000000000000

***9 - Improvements**

All attributes for Improvements are found under:

/Sale/SaleImprovement[@PrintOrder=n]/@*

***10 - Improvement Totals**

All attributes for Improvement Totals can be found under:

/Sale/SaleImprovementTotals[@PrintOrder=n]/@*

Physical Depreciation = @PercentPhysical

Functional Obsolescence = @PercentFunctional

External Obsolescence = @PercentExternal

Total Depreciation = @TotalDepreciation

Total RCN = @TotalRcn

Total Improvement Contribution = @TotalContribution

ContributionPercent = @ContributionPercent

***11 - Unimproved Database # - /Sale/@UnimprovedDatabaseNumber**

Since database number will now be GUIDs this may change to be /Sale/@UnimprovedIndexNumber

Additional Fields

There are some additional fields not present on the sale sheet that are tracked in the Database:

```
/Sale/SaleComment[@CommentClassId='XXX']/
```

There are 3 types of comment blocks

```
General_Id = '00000001-0000-0000-0000-000000000000';  
SaleSheet_Id = '00000002-0000-0000-0000-000000000000';  
SaleComp_Id = '00000004-0000-0000-0000-000000000000';  
CostComp_Id = '00000005-0000-0000-0000-000000000000';
```

Attachments

Files can be attached to the sale

```
/Sale/SaleAttachment/@PrintOrder
```

```
/Sale/SaleAttachment/@AttachmentName
```

The contents of the file are in the SaleAttachment node. The file is Base64 encoded and then added to the node directly. A CDATA section is not used.