

LOJIK

Property Assessment Copilot

Your revaluation workflow. Organized.

Your expertise. Amplified.

Works with BRT and Microsystems CAMA Software

Guides your workflow — doesn't replace your judgment

From data quality to land valuation to final values

One platform for your entire revaluation/reassessment lifecycle

See Your Data Clearly

Upload your file — charts and analytics are ready instantly

Property Assessment Copilot

Working on: Riverton

Source Updated via File Upload (2/13/2026) | Select File | Change Password | Logout

Code Imported at Job Creation (2/10/2026) | Select File | View History

Reports: 1 saved comparison

Current Data Version: 2 | Current Code Version: 1 • Last Updated: Feb 13, 2026, 12:39 AM | 1,012 properties available

Data Visualizations | Inspection Info | Market & Land Analysis | Final Valuation | Appeal Log

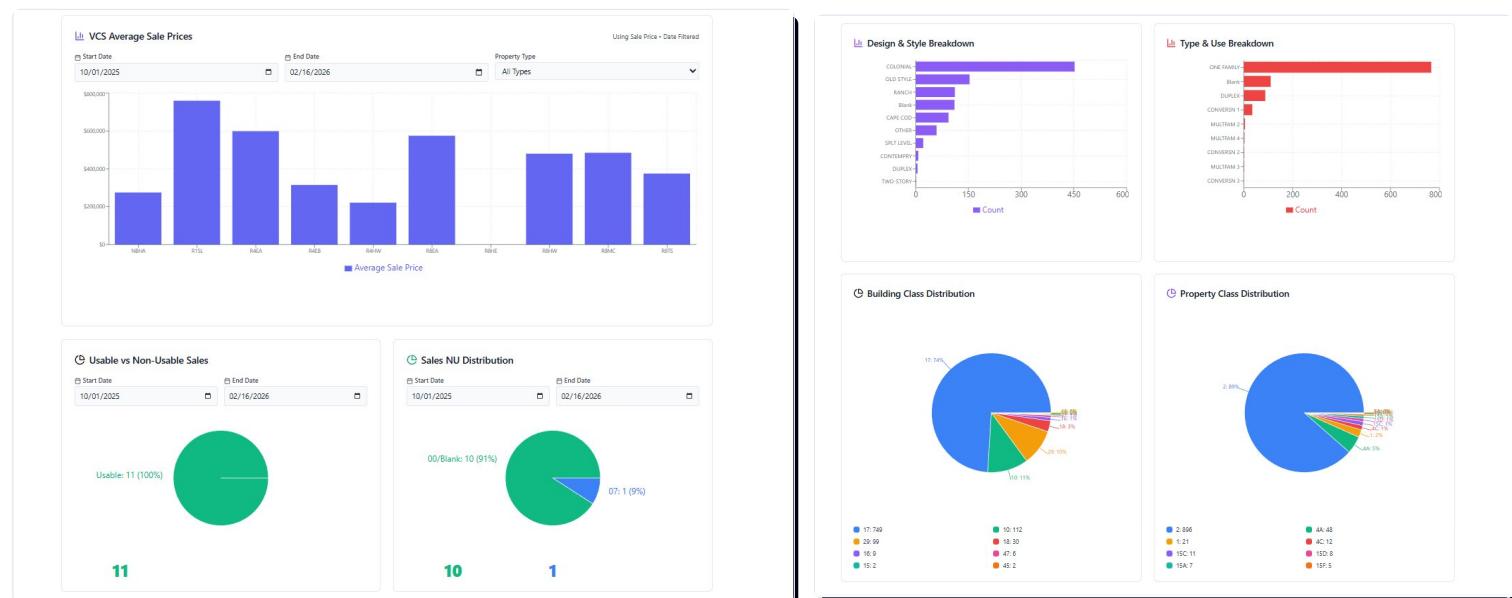
Data Visualizations
Interactive charts and analytics • 1,012 of 1,012 properties shown | Export Data

Filters

Property Type	Property Use	VCS Code	Design Style	Sales Period
All Types	All Uses	All VCS	All Styles	All Periods

Market History (Properties with Non-Time)
Using Sale Price - Normalized Sales Only

Average Price | Median Price



Know Where You Stand

Inspection progress at a glance — totals, class breakdowns, and inspector performance

Inspection Tracking

Total properties, inspected count, entry rate, breakdown by class and inspector — updated every time you load your data

The screenshot shows the LOJIK Property Assessment Copilot dashboard. At the top, there's a header bar with the LOJIK logo, user info (jduda@riverton-nj.com), and navigation links for Refresh, Change Password, and Logout. Below the header, a message says "Working on: Riverton". There are also buttons for Source: Updated via FileUpload (2/13/26), Code: Imported at Job Creation (2/10/26), Reports: 1 saved comparison, and View History.

In the main content area, a banner at the top indicates Current Data Version: 2 | Current Code Version: 1 • Last Updated: Feb 13, 2026, 12:50 AM, with 1,012 properties available. Below the banner is a navigation bar with tabs: Data Visualizations, Inspection Info (selected), Market & Land Analysis, Final Valuation, and Appeal Log.

The Inspection Info section contains four cards:

- Total Properties: 1,012
- Inspected: 899 (with a green checkmark icon)
- Not Inspected: 113 (with a yellow exclamation mark icon)
- Entry Rate: 88.8% (with a purple progress bar)

Below these cards are two tables:

BREAKDOWN BY PROPERTY CLASS			
Class	Total	Inspected	Rate
1	21	5	23.8%
15A	7	1	14.3%
15B	1	0	0.0%
15C	11	0	0.0%
15D	8	0	0.0%
15F	5	5	100.0%
2	896	884	98.7%
4A	48	4	8.3%
4B	1	0	0.0%
4C	12	0	0.0%
5A	1	0	0.0%
6A	1	0	0.0%

INSPECTOR BREAKDOWN		
Inspector	Inspected	% of Total
MC	496	55.2%
JC	244	27.1%
BO	125	13.9%
JD	30	3.3%
TD	1	0.1%
M	1	0.1%
MB	1	0.1%
JF	1	0.1%

No more spreadsheet pivot tables to figure out who inspected what — it's all here.

Catch Problems Early

Automated data quality checks — standard and custom — before errors become appeals

Data Quality / Error Checking

Critical, warning, and info severity levels. Standard checks for characteristics, special codes, and more. Build your own custom checks. Ignore known issues. Track run history. Export results.

The screenshot shows the LOJIK Property Assessment Copilot dashboard. At the top, there's a header with the LOJIK logo, user information (jbuda@riverton-nj.com), and navigation links for Refresh, Change Password, and Logout. Below the header, a sidebar indicates "Working on: Riverton". The main content area displays a message about source updates and file imports. A progress bar shows 1,012 properties available. Below this, there are tabs for Data Visualizations, Inspection Info, Market & Land Analysis (which is currently selected), Final Valuation, and Appeal Log. The Market & Land Analysis section includes links for Data Quality/Error Checking, Pre-Valuation Setup, Overall Analysis, Land Valuation, Cost Valuation, and Attribute & Card Analytics. Under "Check Results by Category", there are two sections: "Characteristics Checks (48 Issues)" and "Special Checks (578 Issues)". Each section lists specific property types with counts and "View Details" buttons. The total count at the bottom right is 263 Warning, 315 Info, and 549 Pass.

Category	Count	Status
Characteristics Checks (48 Issues)	48	42 Critical, 6 Warning, 36 Pass
Properties with Zero Lot Size	26	View Details
Zero Improvements with Design Style	2	View Details
Zero Improvements with Type Use	2	View Details
Invalid Building Class for Type/Use	16	View Details
Commercial Property with Residential Design	1	View Details
Commercial Property with Residential Type	1	View Details
Special Checks (578 Issues)	578	263 Warning, 315 Info, 549 Pass

Zero lot sizes, invalid building classes, commercial properties with residential design — flagged automatically.

Market Analysis That Works for You

Time normalization, outlier detection, and market overview — built in

Pre-Valuation: Time & Size Normalization

HPI-based normalization with configurable equalization ratios, outlier thresholds, and individual sales review

Market & Land Analysis
Job # - Borough of Riverton, Burlington NJ
1,012 properties loaded

Data Quality/Error Checking Pre-Valuation Setup Overall Analysis Land Valuation Cost Valuation Attribute & Card Analytics

Normalization Market Analysis Unit Rate Configuration Page by Page Worksheet Zoning Requirements

Normalization Configuration

Normalize To Year: 2025 Sales From Year: 2012 County: Burlington
Current market year for normalization Include sales from this year forward
Equalization Ratio (%): 56.72 Outlier Threshold (%): 15 Min Sale Price: 100
Target ratio for the market (typically 85-115%) Flag sales outside this % of equalization ratio
Formulas:
Time Normalization: Sale Price = (Current Year HPI / Sale Year HPI) * Sale Price
Size Normalization (50% Method): ((Group Avg Size - Sale Size) / (Sale Price - Sale Size)) * 0.50 + Sale Price

Time Normalization Statistics (County HPI Based)

388 Potential Sales	297 Kept/Normalized	76 Flagged as Outliers	0 Pending Review	0.00% True Ratio
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Sales Review (388 sales)

All Sales	100 per page	Keep All Usable	Export Master File													
Block	Lot	Qual	Card	Location	Class	Type	Package	Assessed	Sale Date	Sale Price	Time Norm	Sale NU	Ratio	Status	Decision	
501	20	1		213 ELM AVE	2	10	-	\$263,900	1/27/2021	\$340,000	\$486,471	33	54%	Valid	Keep	Reject
1302	3	1		804 MAIN ST	2	10	-	\$340,000	5/6/2025	\$375,000	\$375,000	31	91%	Outlier	Keep	Reject
1801	4	1		903 CEDAR ST	2	10	-	\$250,000	3/10/2015	\$219,000	\$396,719	31	63%	Valid	Keep	Reject
800	7	1		413-15 THOMAS AVE	2	10	-	\$240,500	1/31/2024	\$365,000	\$365,000	31	66%	Valid	Keep	Reject

Overall Market Analysis: Type & Use Breakdown

Baseline comparisons, delta analysis, and CME bracket mapping across all property types

Market & Land Analysis
Job # - Borough of Riverton, Burlington NJ
1,012 properties loaded

Data Quality/Error Checking Pre-Valuation Setup Overall Analysis Land Valuation Cost Valuation Attribute & Card Analytics

Overall Market Analysis
Properties: 1,012 Last processed: 11:39:26 AM
Market Analysis Condo Analysis

Type & Use Analysis

Description	Total Properties	Avg Year (A/L)	Avg Size (A/L)	Total Sales	Avg Year (Sales)	Avg Size (Sales)	Sale Price	Adj Sale Price	Delta	CME Bracket
10 - ONE FAMILY Single Family	766	1925	2,075	322	1925	2,146	\$506,583	—	BASELINE	\$500,000-\$125,999
20 - DUPLEX Semi-Detached	88	1910	1,397	46	1911	1,381	\$278,090	\$361,958	-28%	\$300,000-\$395,999
42 - MULTIFAM 2 Two Family	5	1912	2,688	2	1919	3,456	\$580,315	\$474,031	-6%	\$400,000-\$425,999
44 - MULTIFAM 4 Four Family	3	1895	3,870	2	1890	4,269	\$537,759	\$393,080	-22%	\$300,000-\$355,999
43 - MULTIFAM 3 Three Family	2	1888	4,249	0			NO SALES DATA	NO SALES DATA	—	—
S2 - CONVERS 2 Conversion Two	2	1890	3,797	2	1890	3,797	\$568,610	\$446,273	-12%	\$400,000-\$425,999
S1 - CONVERS 1 Conversion One	35	1891	2,518	14	1890	2,454	\$433,479	\$412,518	-10%	\$400,000-\$425,999
S3 - CONVERS 3 Conversion	1	1890	4,428	0			NO SALES DATA	NO SALES DATA	—	—

Design & Style Analysis
Baseline: Auto (Highest Value)

Land Valuation Toolkit

Vacant sales, allocation studies, and VCS management in one place

Vacant Land Sales Analysis

Front foot, square foot, or acre — categorize sales, define special regions, calculate rates by category

The screenshot shows the 'Land Valuation Analysis' section. At the top, there are tabs for 'Land Rates', 'Allocation Study', 'VCS Sheet', and 'Economic Obsolescence'. On the right, there are buttons for 'Export All', 'Save', and a note 'Last saved: 11:41:22 AM'. Below the tabs, there are date fields for 'Start Date' (01/01/2021) and 'End Date' (02/10/2026), a 'Add Property' button, and an 'Export' button. A 'Special Regions' section allows adding new regions with a 'Name' field and 'Add'/'Save' buttons. The main area displays 'Method 1: Vacant Land Sales' with a table of land records. The table includes columns for 'Include', 'Block', 'Lot', 'Qual', 'Address', 'Class', 'Bldg', 'Type', 'Year Built', 'Design', 'VCS', 'Zoning', 'Depth Table', 'Special Region', 'Category', 'Sale Date', 'Sale Price', 'Frontage', 'Depth', '\$/FF', 'Package', 'Notes', and 'Actions'. Two specific rows are shown: one for lot 1401 (Address 720 CINNAMON ST) and another for lot 701 (Address 403 ELM AVE). At the bottom, there are summary boxes for Raw Land (\$0/FF, 0 sales), Building Lot (\$2,267/FF, 1 sale), Wetlands (\$0/FF, 0 sales), Landlocked (\$0/FF, 0 sales), and Conservation (\$0/FF, 0 sales). A 'Edit Brackets' button is at the bottom right.

Allocation Study

Match vacant sales to improved neighborhoods — current vs. recommended allocation ratios

The screenshot shows the 'Allocation Study' section. At the top, there are tabs for 'Land Rates', 'Allocation Study', 'VCS Sheet', and 'Economic Obsolescence'. On the right, there are buttons for 'Export All', 'Save', and a note 'Last saved: 11:41:53 AM'. Below the tabs, there are fields for 'Current Overall' (39.3%), 'Vacant Sale' (1), 'Positive Sales' (1), 'Recommended' (29.3%), 'Target' (30), and a 'Save' button. A 'Save' button is also at the bottom right. A 'Individual Allocation Analysis' section shows a table of sales data. The table has columns for 'VCS', 'Year', 'Block/Lot', 'Price', 'Front Foot', 'Depth', 'Zone', 'Site Value', 'Count', 'Avg Price', 'Avg FF', 'Avg Depth', 'Total Land Value', 'Current %', 'Recommended %', and 'Status'. One row is shown for 'RAWW 2025 1401/7.02 \$170,000 75 125 DEFAULT \$170,000 9 \$50,1133 \$7 137 \$170,000 (16.7%) 29.3% Included'. Below the table, there is a note 'Normal Region Sales Included 1 of 1' and a breakdown of total sale price (\$170,000) and total land value (\$541,133).

Also includes: VCS Valuation Sheet • Depth Tables • Cascade Rates • Economic Obsolescence Study

VCS & Cost Analysis

The traditional workflow you know — just streamlined

VCS Valuation Sheet

Type, method, lot dimensions, depth tables, site values, average prices — editable and exportable to Excel

VCS Valuation Sheet																		 Export All	 Save	Last saved: 11:42:23 AM		
Land Rates Allocation Study VCS Sheet Economic Obsolescence																						
VCS Valuation Sheet																						
VCS	Total	Type	Description	Method	Typ Lot	Typ Lot Depth	Depth Table	Stepdown	Res Site	Act Site	Standard	Excess	Wet	Locked	Conv	Avg Price (1) Lot Size	Avg Price (1)	Avg Price Lot Size	Avg Price	CMI	Zoning	
00 None	2	Residential Typical	00 None	SS	SS	SS	Auto (from zoning)	✓	100	\$0	0								-	-		
AHML	1	Residential Typical	AHML	FF	FF	FF	Auto (from zoning)	✓	100	\$0	0								-	-		
COMM	9	Residential Typical	COMM	SS	SS	SS	Auto (from zoning)	✓	100	\$0	0								-	-		
GBEB	6	Residential Typical	GBEB	SS	SS	SS	Auto (from zoning)	✓	100	\$0	0								-	-		
NBEB	20	Residential Typical	NBEB	EE	EE	73 ft	145 ft	Auto (from zoning)	✓	100	\$0	0					40 ft	\$270,964		-	-	
NBHA	25	Residential Typical	NBHA	EE	EE	45 ft	109 ft	Auto (from zoning)	✓	100	\$93,750	93750						24 ft	\$305,739	20 ft	\$312,500	300-399
NEWB	16	Residential Typical	NEWB	FF	FF	80 ft	148 ft	Auto (from zoning)	✓	100	\$0	0						26 ft	\$398,207		-	-
PKDR	2	Residential Typical	PKDR	FF	FF	94 ft	62 ft	Auto (from zoning)	✓	100	\$0	0								-	-	
PKWB	1	Residential Typical	PKWB	FF	FF		Auto (from zoning)	✓	100	\$0	0									-	-	
PRGC	1	Residential Typical	PRGC	FF	FF		Auto (from zoning)	✓	100	\$0	0									-	-	
R1SE	10	Residential Typical	R1SE	SS	SS	126 ft	155 ft	Auto (from zoning)	✓	100	\$0	0						113 ft	\$677,513		-	-
R1SG	10	Residential Typical	R1SG	FF	FF	141 ft	194 ft	Auto (from zoning)	✓	100	\$205,500	205500						130 ft	\$777,343	115 ft	\$685,000	300-399
R1SH	16	Residential Typical	R1SH	SS	SS	134 ft	175 ft	Auto (from zoning)	✓	100	\$285,000	285000						113 ft	\$718,951	120 ft	\$595,000	750-999
R1SL	38	Residential Typical	R1SL	FF	FF	123 ft	181 ft	Auto (from zoning)	✓	100	\$206,250	206250						115 ft	\$719,788	78 ft	\$687,500	300-399
R1SR	14	Residential Typical	R1SR	FF	FF	130 ft	277 ft	Auto (from zoning)	✓	100	\$0	0						158 ft	\$995,386		-	-
R1SV	3	Residential Typical	R1SV	FF	FF	98 ft	127 ft	Auto (from zoning)	✓	100	\$0	0						77 ft	\$677,633		-	-
RACW	13	Residential Typical	RACW	FF	FF	70 ft	107 ft	Auto (from zoning)	✓	100	\$0	0						100 ft	\$448,347		-	-
RAEA	47	Residential Typical	RAEA	FF	FF	57 ft	137 ft	Auto (from zoning)	✓	100	\$113,018	113017.5						55 ft	\$425,402	55 ft	\$376,725	300-399
RAEB	118	Residential Typical	RAEB	SS	SS	56 ft	117 ft	Auto (from zoning)	✓	100	\$108,349	108348.5						45 ft	\$309,162	42 ft	\$361,162	300-399
RAHW	167	Residential Typical	RAHW	FF	FF	49 ft	143 ft	Auto (from zoning)	✓	100	\$147,802	147802						50 ft	\$422,590	48 ft	\$452,940	400-499

Cost Conversion Factor Analysis

Recommended CCF from new construction sales — base cost, replacement, depreciation, and adjusted ratios

Cost Valuation																		Custom CCF				
Global Cost Conversion Factor and New Construction analysis (job-level)																		e.g. 1.25	Save Factor			
Sales From Year	Sales To Year	Type & Use	1 — Single Family	▼														Stored on market_land_valuation for this job				
2023	2026																					
Choose basis for calculations: Price Time = normalized price; Sale Price = actual sale price																						
<input checked="" type="checkbox"/> Price Time	<input type="checkbox"/> Sale Price																					
Recommended Factor (mean)																						
3.11																						
Based on 6 comparable properties																						
Ind	Block	Lot	Qualifier	Card	Location	VCS	Sales Date	Sale Price	Sale NU	Price Time	Year Built	Depr	Building Class	Living Area	Current Land	Det Item	Base Cost	Rpl w/Depr	Improv	CCF	Adjusted Value	Adjusted Ratio
1001	8	—			600 LINDEN AVE	RAHW	3/14/2023	\$415,000	—	\$453,932	2011	0.85	17	1,500	95000	—	\$140,352	\$119,299	\$358,932	3.01	\$453,933	100%
1104	15.01	—			402 MIDWAY	RAHW	1/27/2025	\$700,000	07	\$700,000	2024	0.98	17	2,202	113800	\$8,228	\$104,256	\$188,634	\$577,972	3.06	\$675,295	96%
1104	15.02	—			404 MIDWAY	RAHW	4/23/2025	\$720,000	07	\$720,000	2024	0.98	17	2,220	113800	\$8,228	\$105,220	\$189,579	\$597,972	3.15	\$694,566	96%
1104	15.03	—			406 MIDWAY	RAHW	5/7/2025	\$700,000	07	\$700,000	2024	0.98	17	2,220	113800	\$8,228	\$105,220	\$189,579	\$577,972	3.05	\$675,417	96%
801	6	—			411 LIPPINCOTT AVE.	RBHE	10/28/2024	\$830,000	07	\$830,000	2024	0.98	17	2,784	103100	\$6,439	\$225,087	\$226,695	\$720,461	3.18	\$809,965	98%
801	7	—			413 LIPPINCOTT AVE.	RBHE	6/12/2024	\$828,367	07	\$828,367	2024	0.98	17	2,758	103100	\$6,439	\$221,611	\$223,469	\$718,828	3.22	\$808,071	98%
Sum Sale Price: \$4,232,299 Sum Adjusted Value: \$4,117,243 Ratio: 97%																						
Showing 6 of filtered properties (first 500 rows)																						

Final Valuation & Comparison

Sales comparison engine and ratable base projections — when you need them

Sales Comparison (CME) — Adjustment Grid

10 price brackets, configurable attributes — evaluate properties with ranked comparables and projected assessments

Adjustments	Sales Pool (39)	Search & Results	Detailed	Summary										
Configuration	Adjustment Grid	Bracket Mapping												
Sales Adjustment Grid											Type			
Define adjustments by price bracket for comparable sales analysis														
ATTRIBUTE	\$0-\$99,999	\$100K-\$199K	\$200K-\$299K	\$300K-\$399K	\$400K-\$499K	\$500K-\$749K	\$750K-\$999K	\$1M-\$1.5M	\$1.5M-\$2M	OVER \$2M	TYPE			
Lot Size (FF)	250	250	250	250	250	250	250	250	250	250	Flat (\$)			
Lot Size (SF)	0	0	0	0	0	0	0	0	0	0	Flat (\$)			
Lot Size (Acre)	0	0	0	0	0	0	0	0	0	0	Flat (\$)			
Living Area (Sq Ft)	20	30	35	40	45	50	60	85	100	130	Per SF (\$/SF)			
Year Built	0	0	0	0	0	0	0	0	0	0	Flat (\$)			
Basement	7500	10000	15000	15000	20000	25000	30000	40000	45000	60000	Flat (\$)			
Finished Basement	5000	5000	10000	10000	15000	20000	20000	25000	30000	40000	Flat (\$)			
Bathrooms	1500	2500	5000	5000	7500	10000	12500	15000	25000	35000	Count (#)			
Bedrooms	0	0	0	0	0	0	0	0	0	0	Count (#)			
AC	1000	2500	5000	5000	5000	5000	5000	5000	5000	5000	Flat (\$)			
Fireplaces	500	1000	2500	2500	2500	2500	2500	2500	2500	2500	Count (#)			
Garage	2500	5000	7500	7500	10000	15000	25000	35000	40000	40000	Count (#)			
Det Garage	1250	2500	3450	3450	3450	5000	7500	12500	17500	20000	Count (#)			
Deck	1000	1500	2000	3500	3500	5000	10000	20000	30000	35000	Flat (\$)			
Patio	1000	1500	2000	3500	3500	5000	10000	20000	30000	35000	Flat (\$)			
Open Porch	2000	3000	4000	7000	7000	10000	20000	40000	60000	70000	Flat (\$)			
Enclosed Porch	3000	4500	6000	10500	10500	15000	30000	60000	90000	105000	Flat (\$)			
Exterior Condition	0	0	0	0	0	0	0	0	0	0	Percent (%)			

Ratable Comparison & Rate Calculator

Current vs. projected ratable base by class — see the bottom line before you certify

Ratable Comparison & Rate Calculator				Export Analysis	Save Changes
Compare current vs projected ratable bases and calculate tax rates					
Ratable Comparison		Rate Calculator		Class 6 Overrides	
Current Ratable Base					
	Count	Net Taxable Value		Count	Net Taxable Value
Class 1 Abatements	22	\$1,569,800	Class 1 Abatements	21	\$1,429,600
Class 2 Abatements	887	\$221,794,000	Class 2 Abatements	890	\$223,617,900
Class 3A's (NET)	0	\$0	Class 3A's (NET)	0	\$0
Class 3B's	0	\$0	Class 3B's	0	\$0
Class 4A,B,C (NET) Abatements	61	\$26,553,800	Class 4A,B,C (NET) Abatements	61	\$26,309,000
6A,B,C	1	\$0	6A,B,C	1	\$0
Total Ratables	971	\$249,917,600	Total Ratables	973	\$251,356,500
Commercial Base		10.63%	Commercial Base		10.47%

The Right Tool for the Job

LOJIK doesn't tell you how to appraise.
It makes sure nothing falls through the cracks while you do.

- ✓ Works with BRT and Microsystems — upload your file, start working
 - ✓ Data quality checks catch errors before they become problems
 - ✓ Land valuation: vacant sales, allocation, depth tables, VCS sheets
 - ✓ Cost conversion analysis with new construction comparables
 - ✓ Market normalization with HPI data and outlier detection
 - ✓ Sales comparison engine available when you need it
 - ✓ Ratable comparison shows the bottom line before certification
 - ✓ Page-by-page worksheet for property-level review
 - ✓ Export to Excel at every step — your data stays yours
-

See It in Action

We'd love to walk you through a live demo with your own data.

Contact Jim Duda

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