

Final Project ~ Dashboard

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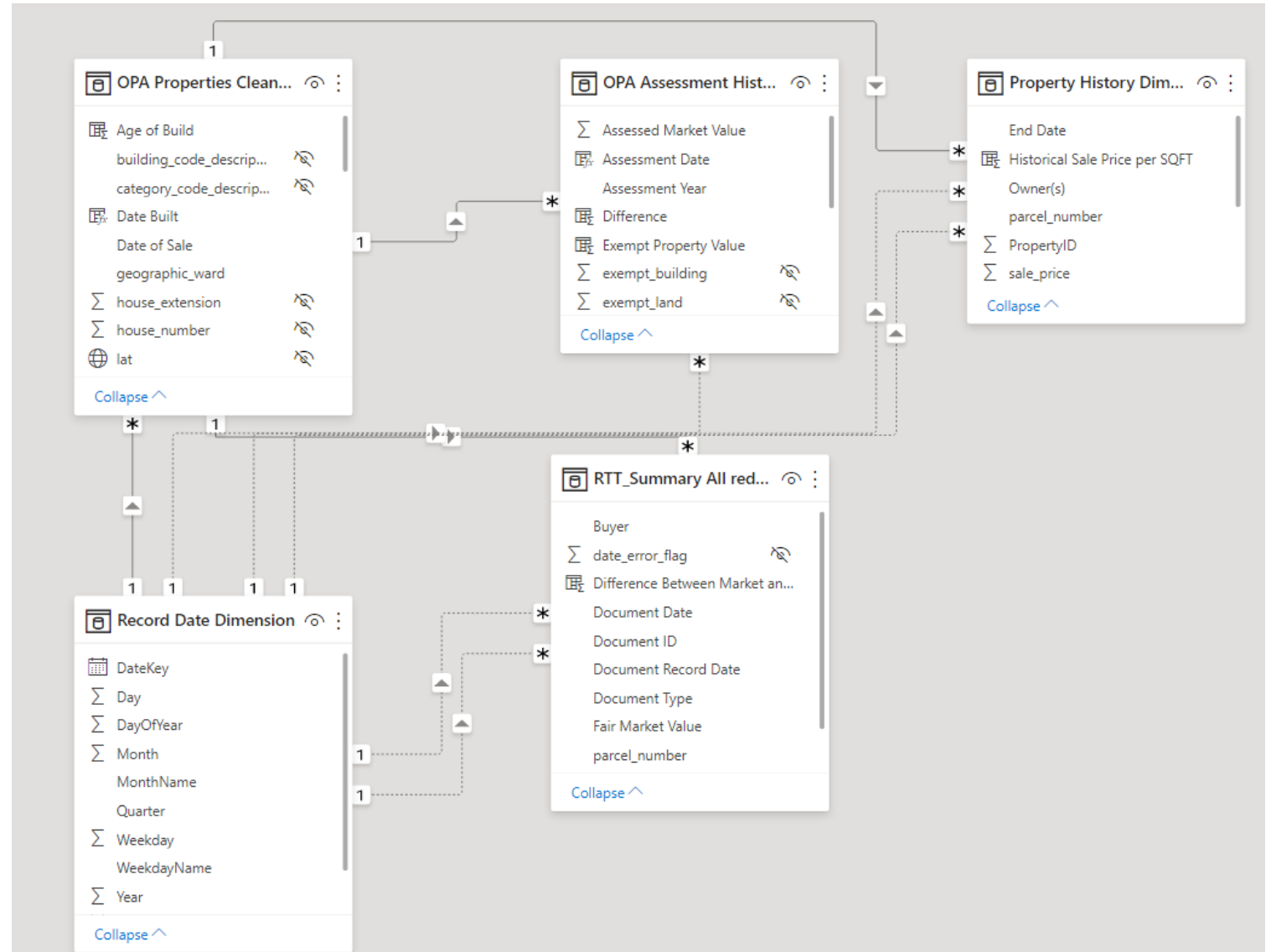
Data Modeling

Data Summary

- Property Records: 581,456
- Assessment Records: 4,070,574
- Transfer Records: 1,051,792
- Deed Records: 882,505

Data Transformation Details

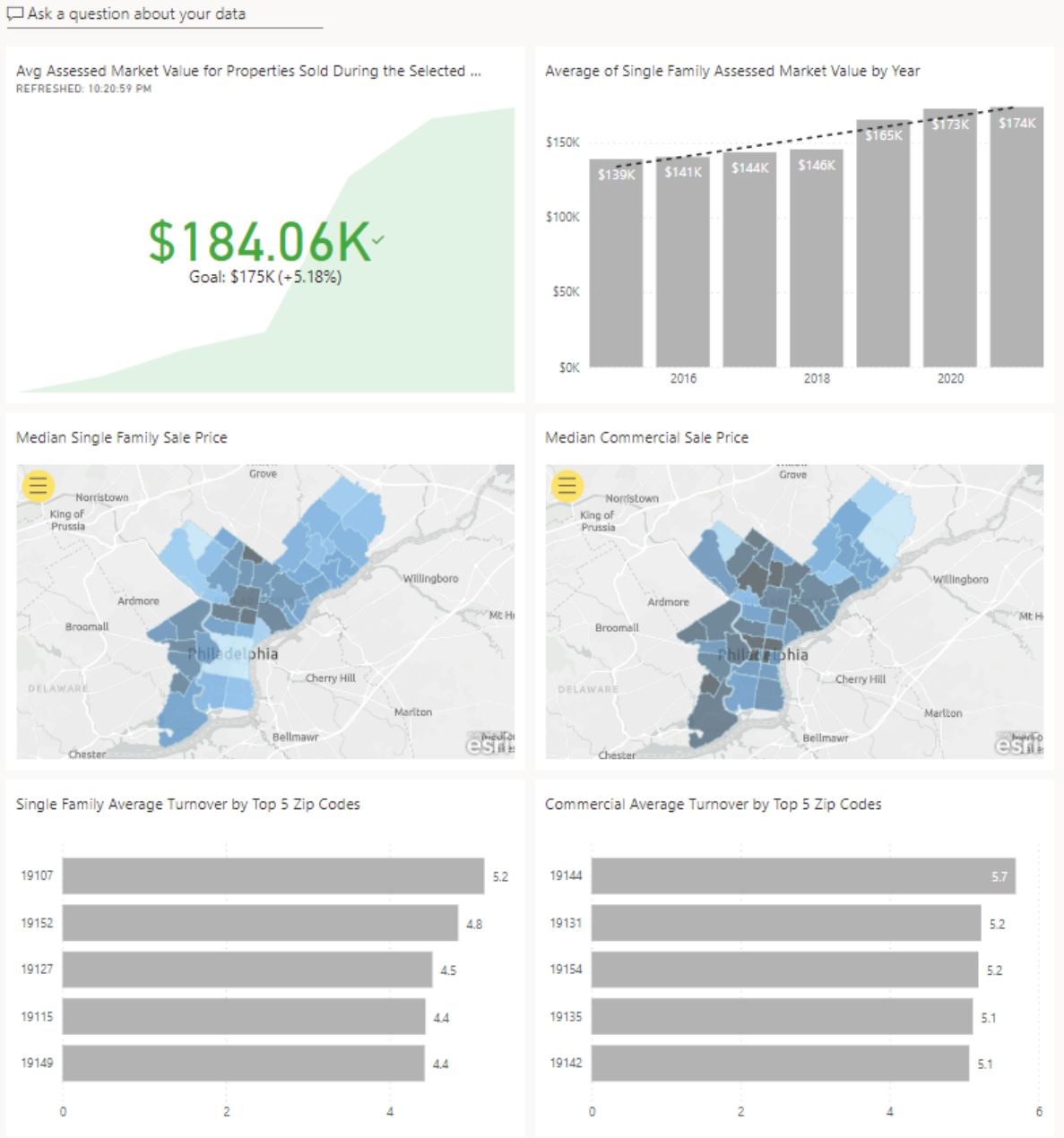
- We did not drop any properties from the OPA Properties Cleaned table; however, the following filters were used to account for certain data concerns.
 - Any blank sale dates were filtered from Number of Parcels Sold.
 - Zip Codes by assessed Market Value filtered any livable area that was 0 or blank.
 - Maps on the two Overview reports filtered out any properties with a sale price of \$1.
- For RTT_Summary_All reduced, added missing leading 0 to 8-digit parcel numbers, dropped 37,420 records with missing parcel_number, dropped 20,368 duplicate records resulting in 882,505 deed records.



Dashboard

KPI and Alert

- The KPI “Avg Assessed Market Value for Properties Sold During the Selected Date Range” is measured against a target value of \$175k, which is based on average assessment values from previous years. An alert will be initiated if the actual value drops below the target value.



Overview of Single Family Properties

Purpose

- The purpose of this report is to provide an overview of single family properties.

Interactions

- Selecting a zip code from the tree map filters all measures and visuals by that zip code
- Selecting a year from the bar graph filters the measures and visuals that include market and assessment values
- Selecting a zip code from the tree map enables a drill through to the Zip Code Details report
- Selecting a date range from the slicer interacts with all visuals and cards on this page, except for the "Average of Assessed Market Value by Assessment Year"

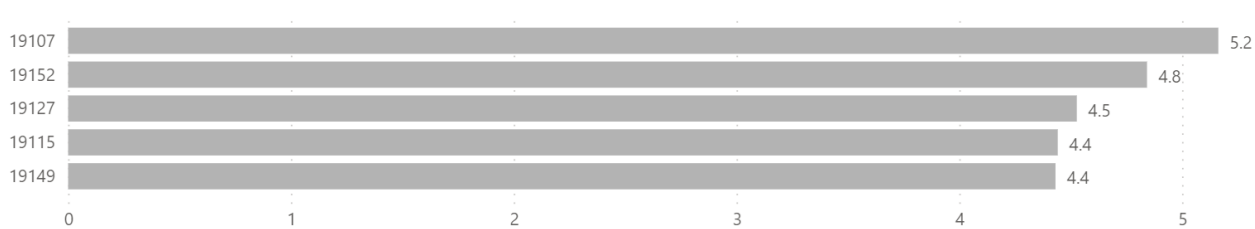
Calculations/Measures

- Difference:** Calculates the difference between the Assessed Market Value and the Sale Price
- Price/SQFT:** historical sale price from Property History Dimension divided by total livable area from OPA Properties table
- Average Tenure:** Average length of ownership including prior owners and current owners through today's date
- Assessment Target:** Value based on previous year trends

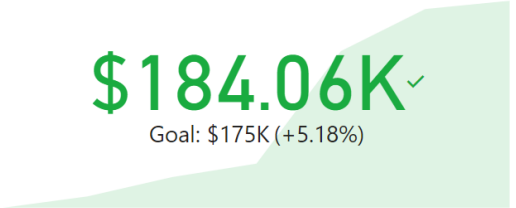
Overview of Single Family Homes

Date Range of Sale		Median Sale Price	# of Parcels Sold	Total Sales	Avg. Price per SqFt
1/1/2020	12/31/2020	\$141K	9.15K	\$4bn	\$175.73

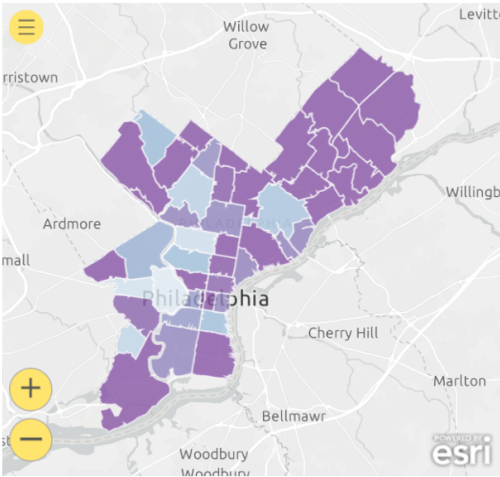
Average Turnover by Top 5 Zip Codes



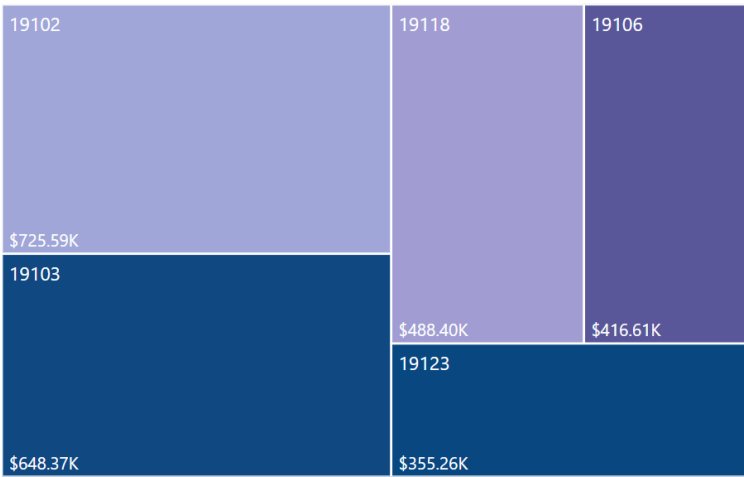
Avg Assessed Market Value for Properties Sold During the Selected Date Range



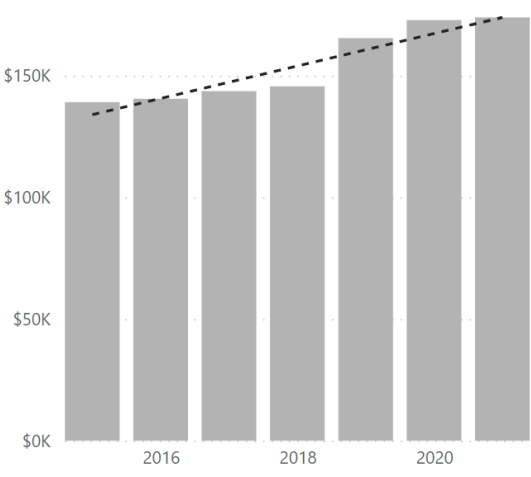
Average Difference Between Market and Sale Value by Zip Code



Top 5 Zip Codes by Assessed Market Value



Average of Assessed Market Value by Year



Overview of Commercial Properties

Purpose

- The purpose of this report is to provide an overview of commercial properties.

Interactions

- Selecting a zip code from the tree map filters all measures and visuals by that zip code
- Selecting a year from the bar graph filters the measures and visuals that include market and assessment values
- Selecting a zip code from the tree map enables a drill through to the Zip Code Details report
- Selecting a date range from the slicer interacts will all visuals and cards on this page, except for the "Number of New Constructions from Last 50 Years"

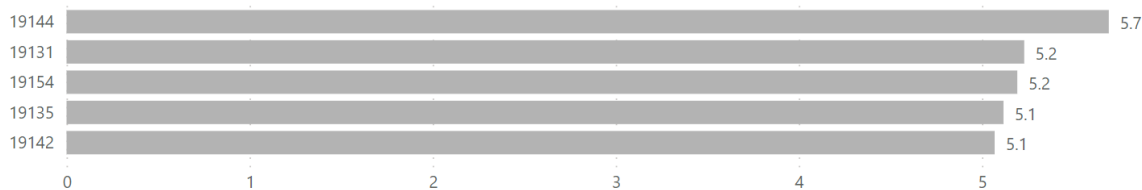
Calculations/Measures

- Difference:** Calculates the difference between the Assessed Market Value and the Sale Price
- Price/SQFT:** historical sale price from Property History Dimension divided by total livable area from OPA Properties table
- Average Tenure:** Average length of ownership including prior owners and current owners through today's date

Overview of Commercial Properties

Date Range of Sale		Median Sale Price	# of Properties Sold	Total Sales	Average Price per SQFT
1/1/2019	12/31/2019	\$229K	887	\$1bn	\$60.06

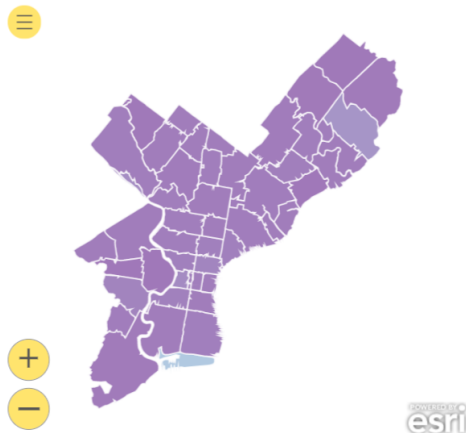
Average Turnover by Top 5 Zip Codes



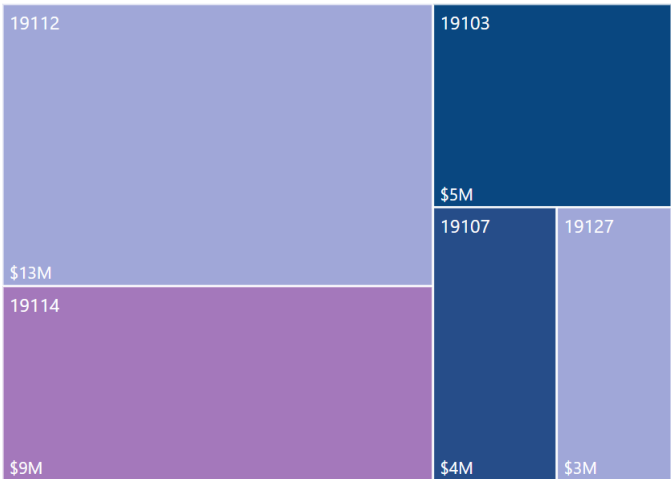
Avg Exempt vs. Taxable Property Value

\$450,184	\$729,611.89
Exempt Value	Taxable Value

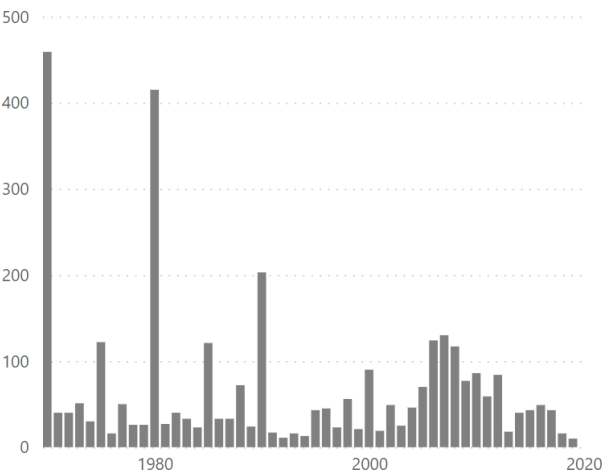
Average Difference Between Market and Sale Value by Zip Code



Top 5 Zip Codes by Average Sale Price



Number of New Constructions from Last 50 Years



City Maps

Purpose

- Provides heat maps by zip code across various metrics

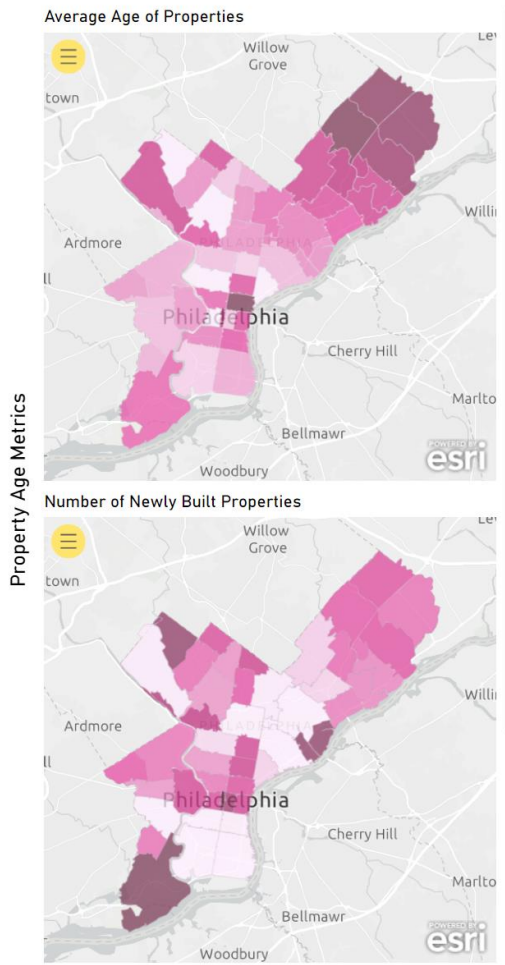
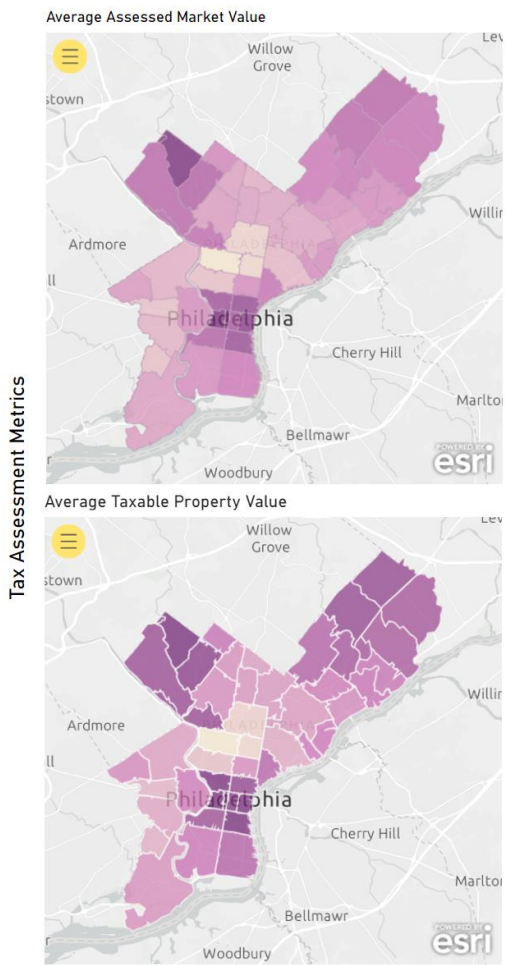
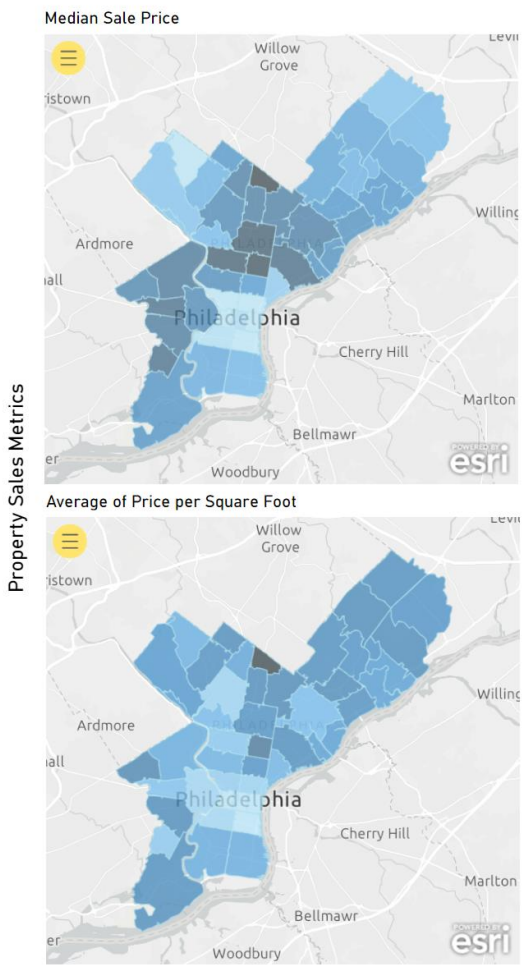
Interactions

- Selection of a zip code from any map on City Maps allows user to drill through to Zip Code Details report.
- All maps are impacted by the primary filters in the filter pane.
- All maps automatically zoom the appropriate zip code when the user selects a specific zip code.

Calculations/Measures

- Age of Build:** is the difference from the current year less the date the property was originally built.
- Number of New Builds:** counts the number of properties built in a given year.

Property Metrics by Zip Code and Year



Filter Pane

Year

2020

2020

Zip Code

All

Additional Filters

Property Type

Single Family

[Click Here to View Zip Code Details](#)

[Click Here to View Overview of Single Family Homes](#)

[Click Here to View Overview of Commercial Properties](#)

Zip Code Details

Purpose

- Provides details for a particular zip code, including average stats across the zip code and a list of properties and stats within that zip code.

Interactions

- The primary filters in the top right filter all visuals on report with the exception of the map.
- The additional filters only filter the table in the Parcel Summary section.
- Selection of a zip code from any map on City Maps allows user to drill through to Zip Code Details report.
- In addition the user can select a specific parcel and drill through to the Parcel Details report.

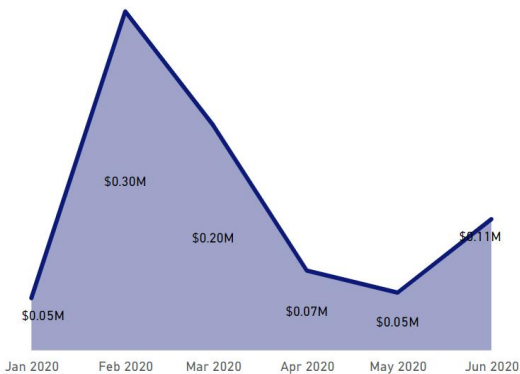
Calculations/Measures

- Price/SQFT:** historical sale price from Property History Dimension divided by total livable area from OPA Properties table

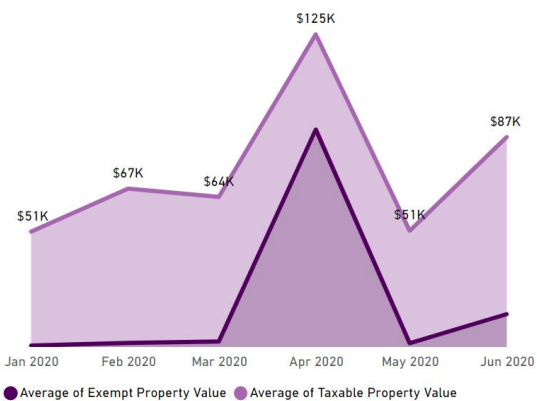
Zip Code Details For 19140



Avg. Sale Price by Month



Avg. Assessed Property Value



Parcel Summary

Average For Selected Zip Code		# of Rooms	# of Bedrooms	# of Bathrooms	Square Feet	Sale Price	Price/SQFT	Avg. Assessed Value		
		4.26	2.29	0.78	1,589.04	\$146,697	\$106.25	\$65,710.72		
Parcel Number	Street Address	Property Details -->	# of Rooms	# of Bedrooms	# of Bathrooms	Square Feet (SQFT)	Value Details -->	Sale Price	Price/SQFT	Avg of Assessed Value
433137400	3943 N 9TH ST		6	3	1	1,056		\$4,097,753	\$3,880.45	\$46,528.57
132233201	3967 ELSEY ST		6	3	1	1,080		\$4,097,753	\$3,794.22	\$41,557.14
132141900	4465 N 17TH ST		6	2	1	990		\$4,097,753	\$4,139.14	\$48,000.00
491021100	722 W ANNSBURY ST		6	3	1	1,050		\$4,097,753	\$3,902.62	\$54,385.71
132360900	1620 W WINGOHOCKING ST		6	3	1	1,080		\$3,001,176	\$2,778.87	\$43,900.00
433039700	3919 N REESE ST		6	3	1	1,435		\$3,001,176	\$2,091.41	\$53,442.86
132148700	4506 N 17TH ST		6	3	1	1,296		\$3,001,176	\$2,315.72	\$33,257.14
884040000	120 W ERIE AVE		0	0	0	41,817		\$2,500,000	\$59.78	\$746,342.86
881142920	4510 N LAWRENCE ST		0	0	0	7,680		\$2,500,000	\$325.52	\$395,657.14
431004900	1009 W SEDGLEY AVE		6	3	1	1,364		\$1,350,000	\$989.74	\$51,571.43
422047800	108 W LURAY ST		6	3	1	1,064		\$1,350,000	\$1,268.80	\$66,628.57
131008000	1739 W VENANGO ST		6	3	1	1,336		\$1,350,000	\$1,010.48	\$53,242.86
131341400	1951 BONITZ ST		4	2	1	712		\$1,350,000	\$1,896.07	\$29,057.14
432096600	3630 N 7TH ST		0	0	1	1,380		\$1,350,000	\$978.26	\$52,214.29
433098100	4022 N 7TH ST		6	3	1	1,140		\$1,350,000	\$1,184.21	\$55,000.00
884188600	3901 -35 OLD YORK RD		0	0	0	21,654		\$800,000	\$36.94	\$467,585.71
112086700	1816 W TIOGA ST		0	0	1	3,518		\$509,000	\$144.68	\$158,614.29
777412000	4001 -15 N 9TH ST		0	0	0	10,200		\$400,000	\$39.22	\$373,542.86

Note: Sale Data for Most Recent Sale

Filter Pane

Year
2020

Property Type
All

Additional Filters for Parcel Summary

Parcel Number
All

Number of Room
All

Number of Bedroom
All

Number of Bathroom
All

Square Feet (SQFT)
0 681,480

Sale Price
\$0 \$18,950,000

[Click Here to View Details for Selected Parcel](#)

[Click Here to Return to City Maps Page](#)

Parcel Details

Purpose

- A snapshot to provide details on demand for a specific property, including ownership, sale price, and assessment history, as well as the property's size stats, and a map showing its location.

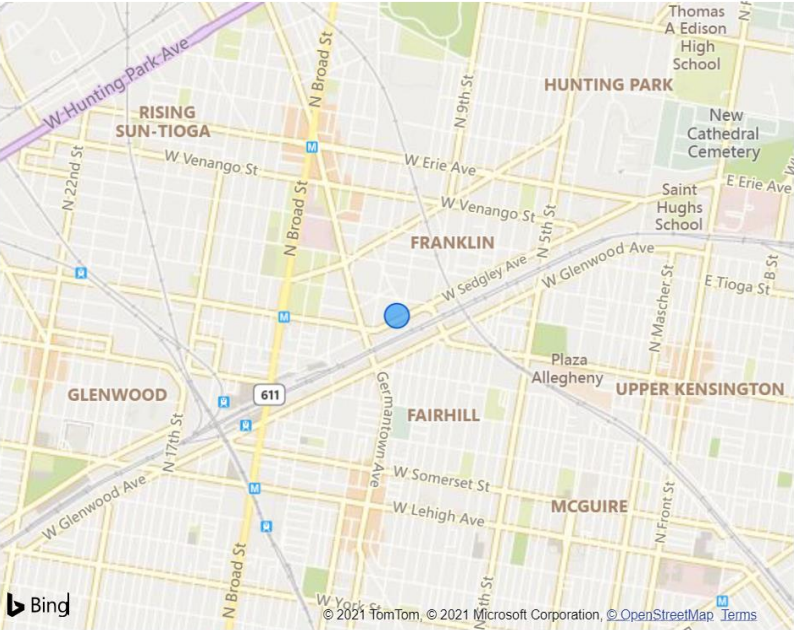
Interactions

- After selecting a zip code from a map on City Maps or from the tree maps on the Overview reports, which drill through to Zip Code Details, select a parcel ID within the selected zip code to drill through to the Parcel Details.

Calculations/Measures

- Current Tenure:** length of ownership through today's date for the most recent owner
- Longest Tenure:** Max length of ownership including prior owners, comparing start and end dates, and current owner comparing start date and today's date
- Average Tenure:** Average length of ownership including prior owners and current owners through today's date
- Taxable Property Value:** Sum of taxable building value and taxable land value
- Exempt Property Value:** Sum of exempt building value and exempt land value
- Price/SQFT:** historical sale price from Property History Dimension divided by total livable area from OPA Properties table

1009 W SEDGLEY AVE



1,364

Square Feet

3

of Bedrooms

1

of Bathrooms

6

of Rooms

3

of Owners

1.3

Current Tenure

13.2

Longest Tenure

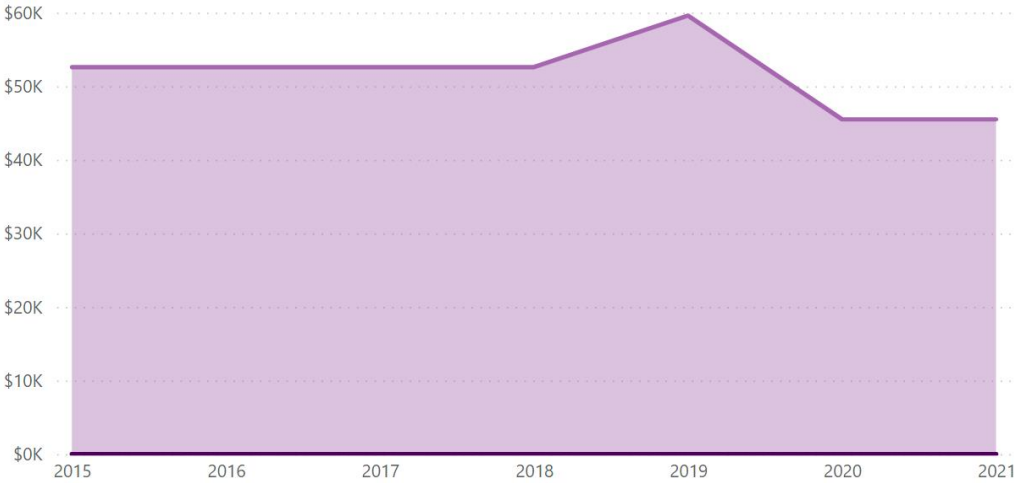
5.3

Average Tenure

1942

Year Built

Assessed Property Value



● Exempt Property Value ● Taxable Property Value

Owner(s)	Start Date	End Date	Sale Price	Price/SQFT
NAOR HOLDINGS LLC	3/5/2020		\$1,350,000	\$989.74
HOME 4 RENT	12/26/2006	3/4/2020	\$30,200	\$22.14
GINDRAW CHARLOTTE	7/20/2005	12/25/2006	\$1	\$0.00

[Click Here to Return to Zip Code Detail](#)