



# TRIO & LD-290

# Phase One Implementation - COMPLETE

- **TRIO SQL** – Implemented on 12/15/2022.
- **TRIO Web** – Implemented on 12/14/2022.
- Phase Two is currently in development.

## Phase One

- Added a ***Use Stabilized Tax Amount*** field to Account/Short Maintenance.
- Added a ***Stabilized Tax Amount*** field to Account/Short Maintenance.

# TRIO – LD-290 Phase One

**Account** Property Dwelling Commercial Outbuilding Income App Picture Sketch

OWNER

BROWN, ARTHUR JR

2ND OWNER

DEED NAME 1

DEED NAME 2

ADDRESS 57 NECK RD  
BENTON, ME 04901

PREV OWNER

REFERENCE 1

REFERENCE 2

ASSESSMENT

LAND	\$6,500
BUILDING	0
EXEMPT	0
TAXABLE	\$6,500

EXEMPTION	PERCENT
No Exempt	100
No Exempt	100
No Exempt	100

Revocable Living Trust

Tax Acquired

Bankruptcy

Use Stabilized Tax Amount

STABILIZED TAX AMOUNT

- Added a **Stabilized Tax Amount** field to the **Total Account Values** block at the bottom of the Short Maintenance screen.

Total Account Values		
LAND	6,500	2022 TAX RATE
BUILDING	0	15.100
EXEMPTION	0	EST. TAX
TAXABLE	6,500	65.00
ACREAGE	13.00	
STABILIZED TAX AMOUNT		65.00

- Updated ***Extract for Reports / Labels*** to allow for querying based on ***Stabilized Tax Amount*** values.

Assessment Reports [Add Parameter](#) [Save as New Report](#) [New Report](#) [Load Report](#) [Print Report Layout](#) [Print Codes](#)

TITLE  CREATOR / OWNER

DESCRIPTION

CATEGORY	CODE	I/E	MIN	MAX	T/P
Property	Stabilized Tax Amount	Include	0.00	1000.00	Total & Print
Property	Neighborhood	Include	54	54	Neither

# TRIO – LD-290 Phase One

- Added a **Stabilized Tax Amount** search criteria option to the **Custom Report**.

### Custom Report

TITLE

SELECT A CELL (IF APPLICABLE) THEN RIGHT-CLICK INSIDE THE GRID TO POP-UP THE EDIT MENU

1 2 3 4 5 6 7 8 9 10

Account Number	Stabilized Tax Amount	Total Value (Billing)
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DATA	DESCRIPTION	JUSTIFICATION
74	Date Created	Right
76	Property Code	30
78	Stabilized Tax Amount	None
147	Total Acreage	Total Value (Billing)
200	Building Style	
201	Dwellina Units (Bv Account)	

Order By

- Account
- Owner Name
- Second Owner Name
- Map Lot
- Location

[Save & Run Report](#)

- Updated ***Changes Audit*** and ***Changes Audit Archive*** reports to track any changes to the ***Use Tax Stabilized Amount*** or ***Stabilized Tax Amount*** fields.

Changes Audit						
04:30 PM						
Acct Card	UserID	Date	Time	Screen	Description	
123 1	SuperUser	1/17/2023	04:30:32 PM	Account Maintenance	Use Tax Stabilized Amount changed. Old Value: True New Value: False	
123 1	SuperUser	1/17/2023	04:30:32 PM	Account Maintenance	Tax Stabilized Amount changed. Old Value: 600.00 New Value: 0.00	



## Phase Two – ETA April 2023

- **Real Estate**
  - Additional report enhancements including the Tax Information Sheet and Batch Calculation reports, as well as the Database Extract.
  - Tax Commitment process changes to accommodate Stabilized Tax Amounts.

## Phase Two – ETA April 2023

- **Tax Billing –**
  - Report enhancements including the Real Estate Audit, Commitment Book, Bills, etc.
  - Outprint file update to include Stabilized Amounts.
  - Billing Process updates.

## Phase Two – ETA April 2023

- **Tax Collections**
  - Report enhancements including the Tax Information Sheet, Account Detail, Account Information, and Status List reports.
- **Budgetary**
  - Addition of a defined ***Stabilized Tax Receivable*** account.

## Questions or Concerns?

- Contact us with one of the below methods:
  - **Customer Hub** - <https://trio-web.na2.teamsupport.com/dashboard>
  - **Email** – [trio@harrislocalgov.com](mailto:trio@harrislocalgov.com)
  - **Phone** – (888) 942-6222