



PIRS - Graphs User's Guide & Tutorial

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GRAPHS USER'S GUIDE

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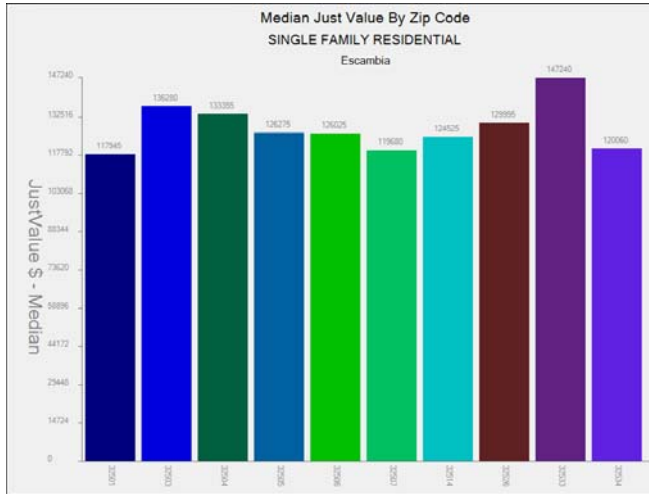
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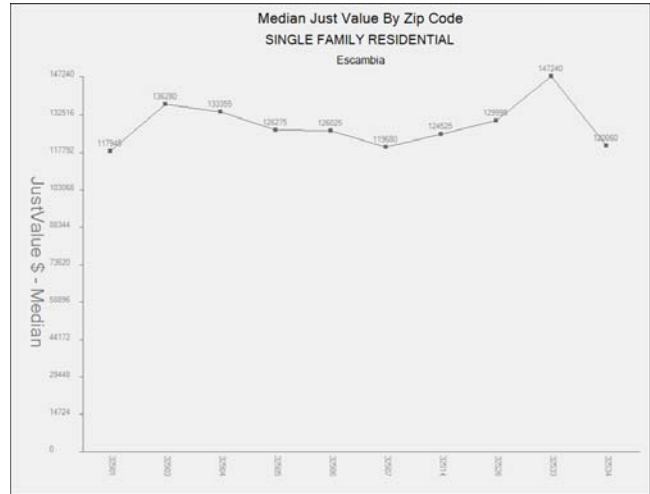
Introduction

Graphs is an exciting way to visually display data results generated using REARS and PIRS. By defining the X and Y Axis you can quickly generate bar, pie and line graphs that can be easily customized including user-defined titles, colors and other options. Once a graph has been defined, you can save the format and use it with new data search results. Additionally, there are several existing graph formats that ship with REARS and PIRS.

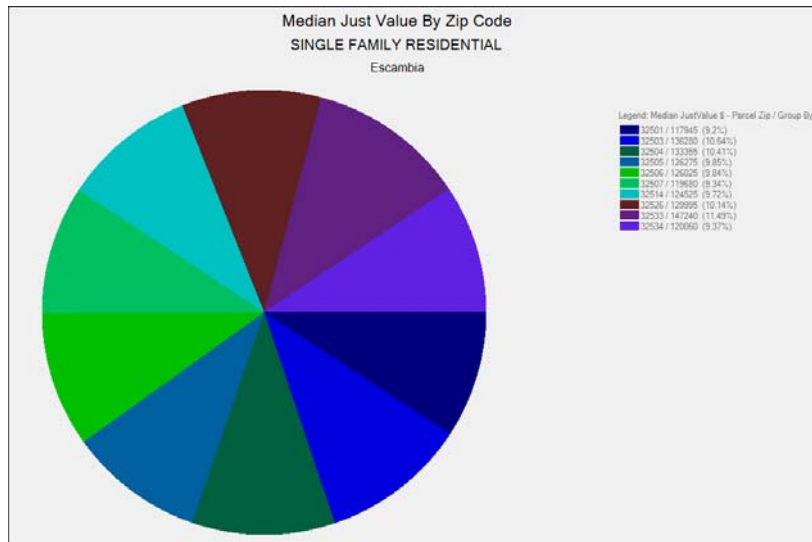
The graph options are:



Bar Graph



Line Graph



Pie Chart

Selecting Graphs from PIRS

From PIRS enter your search criteria to produce a Table-View Format of the search results. Then from the top menu toolbar select Graphs, and choose to “Graph All Records” or “Graph Selected Records”. The graph screen will then display.

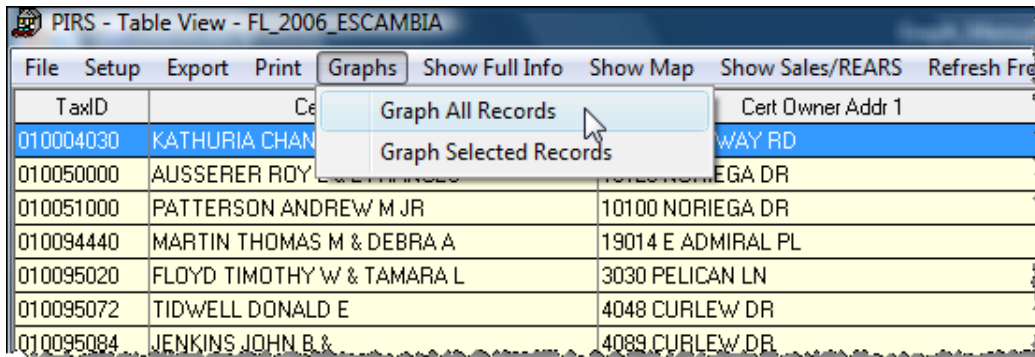


Figure 1

Graph Screen - File Menu Options

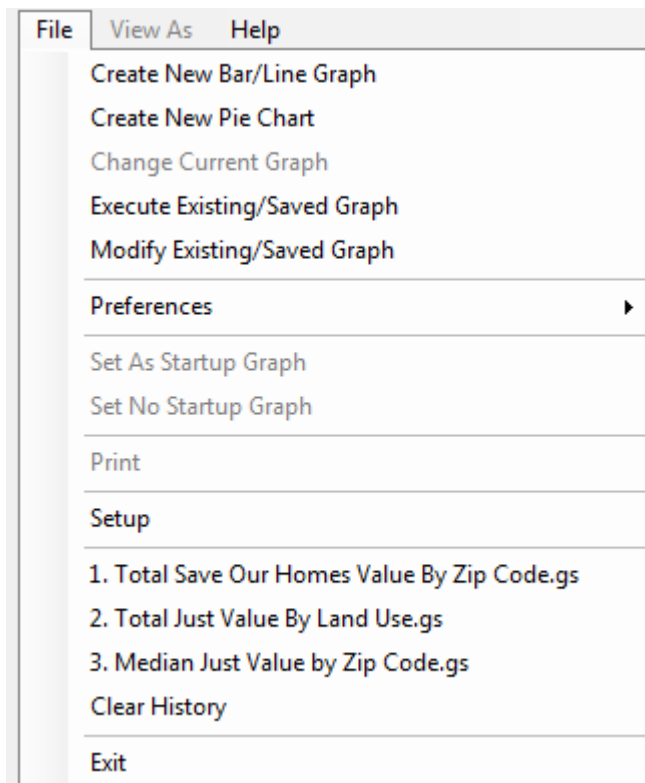


Figure 2

Create New Bar/Line Graph – When selected, the following design screen displays where you can define the Y and X Axis for a new graph. You also have the option to add titles to the graph header and footer, set the Y Axis Scale and the Y Axis High and Low Value. When executed, the graph defaults to a bar graph unless you check “Draw Line Graph” (see item i below).

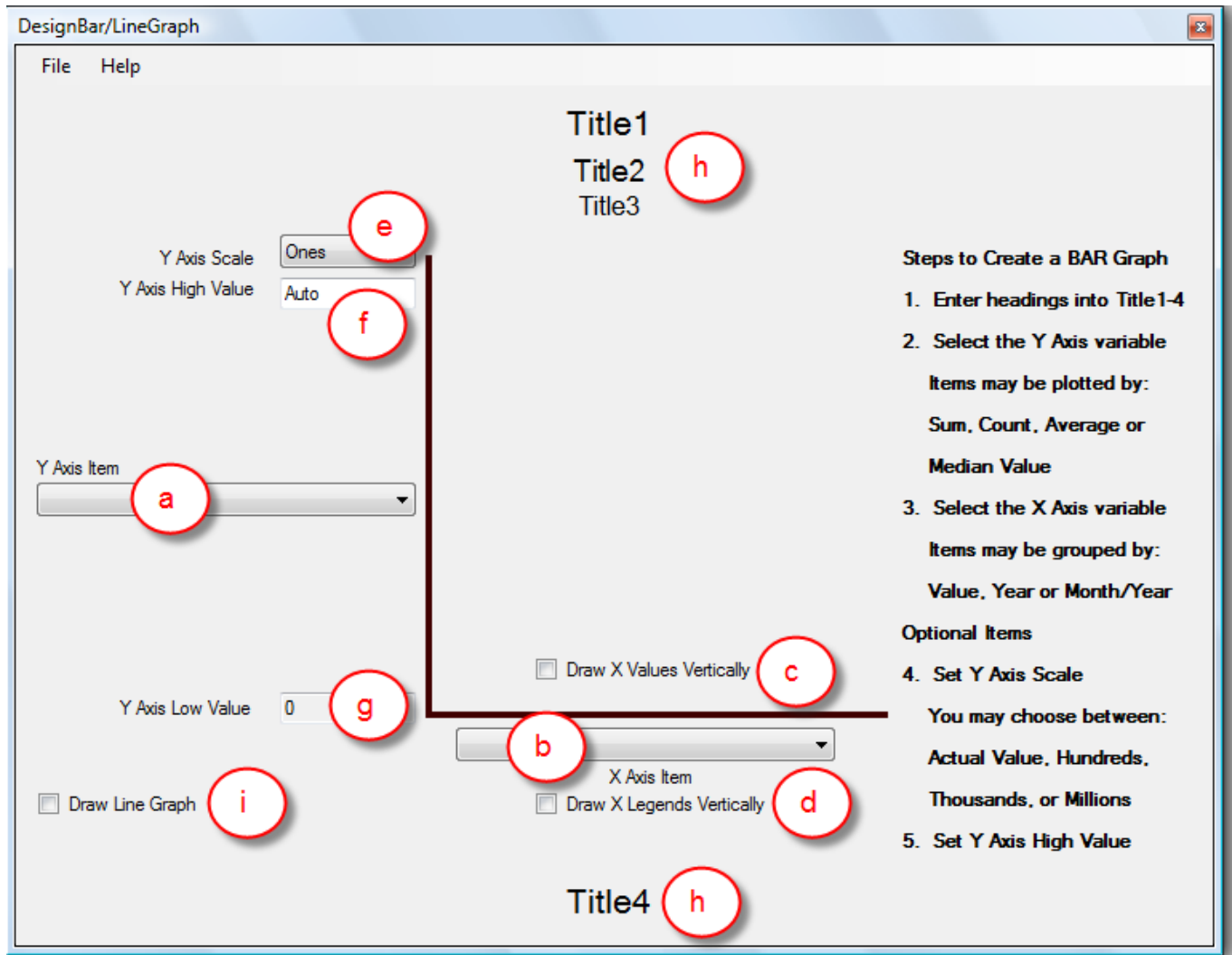


Figure 3

1. Bar Graph Design Screen

- a) **Y Axis Item** – Choose a variable item to be plotted as either a Sum, Count, Average or Median Value.

The Y Axis Item choices include:

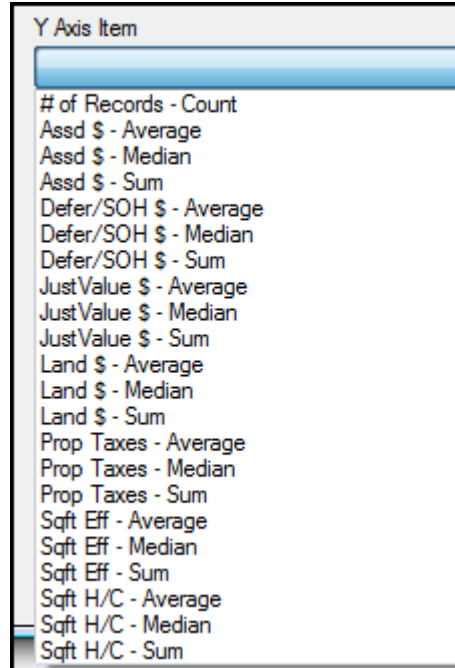


Figure 4

- b) **X Axis Item** - Choose a variable item to be grouped by Value, Year or Month/Year. The X Axis Item choices include:

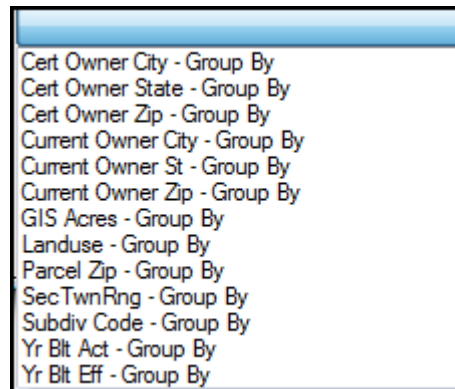


Figure 5

- c) **Draw X Values Vertically** – When this selection is checked, the X values that appear on the top of the bars will display vertically rather than horizontally (the default).
- d) **Draw X Legends Vertically** – When this selection is checked, the X legends that appear on the bottom grid will display vertically rather than horizontally (the default). This option is beneficial when long legends, such as landuse or city has been chosen.
- e) **Y Axis Scale** – When selected, you have the choice to set the Y Axis Scale to Ones, Hundreds, Thousands or Millions.

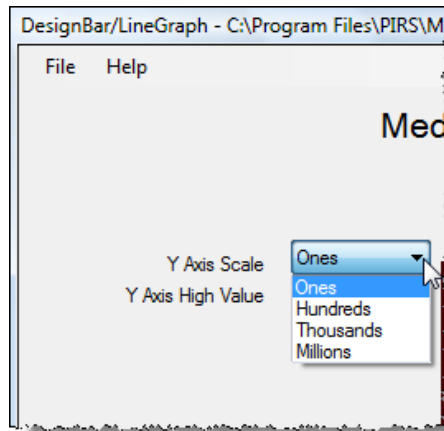


Figure 6

- f) **Y Axis High Value** – The default for the Y Axis High Value is “Auto” which means the system will automatically set this value based on the data used in the PIRS search criteria. You have the ability to override this field and insert a specific value.

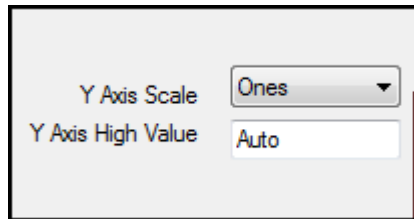


Figure 7

- g) **Y Axis Low Value** - The default for the Y Axis Low Value is “Zero”.
- h) **Titles** – The Titles option lets you further customize your graph to include user-defined or system-generated titles, such as report name, county name, date range and your firm name. To create a title, “right-click” on the word “Title 1, Title 2, Title 3 or Title 4.



Figure 8

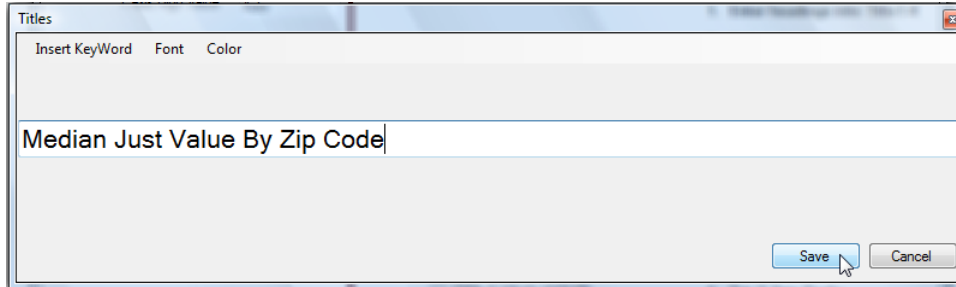


Figure 9

Keywords in Titles – system-generated keywords can be used in titles. In the example below, **%RecordingDateRange%** is selected for Title 2. When the graph is executed, the system will automatically use the start and ending date range from the data search results generated in PIRS. Keyword choices include:

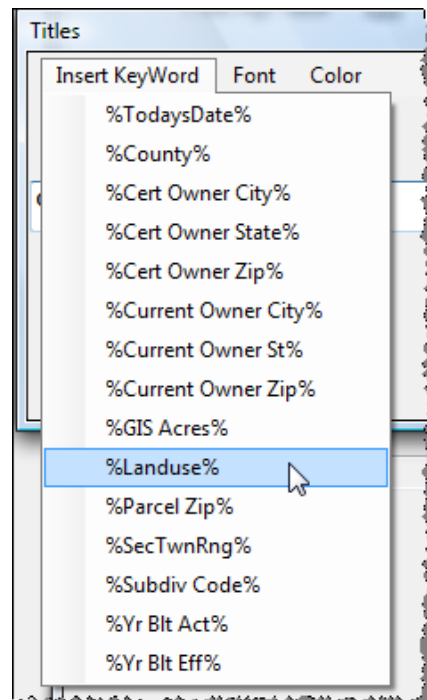


Figure 10

Font & Color – You have the ability to change the font and color of any title by simply highlighting the existing title or keyword and selecting a new font or color choice.

- i) **Draw Line Graph** – To create a line graph, simply select “Draw Line Graph” from the Design Screen. All other options on this screen function identically whether you are creating a bar or line graph.

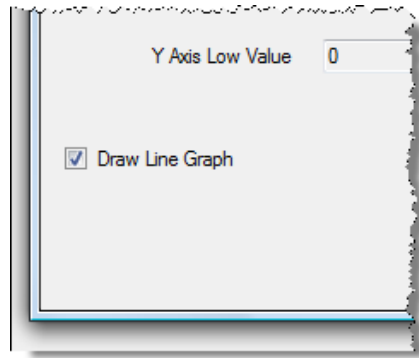


Figure 11

2. **Execute a New Bar/Line Graph** – Once a graph has been designed, select “File → Execute” to generate the graph using the PIRS search results.

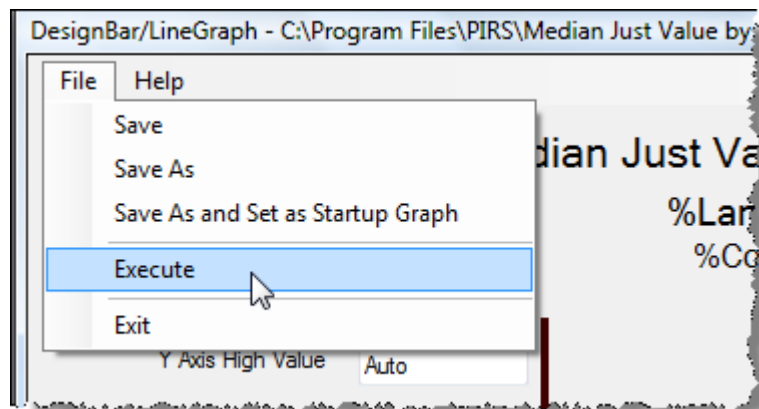


Figure 12

3. **Save As** – Once a graph has been designed, you can save the format if you would like to use it again. Once the format has been saved with a filename (.gs file extension), you can access the file from the main Graphs menu by selecting “Execute Existing/Saved Graph” or “Modify Existing Saved Graph”.

4. **Save As and Set as Startup** – Once a graph has been designed, you can save the format and set it to automatically execute on startup. After you save the graph format as the startup file, from the Graph main menu, go to “**File → Preferences**” to choose the startup options.

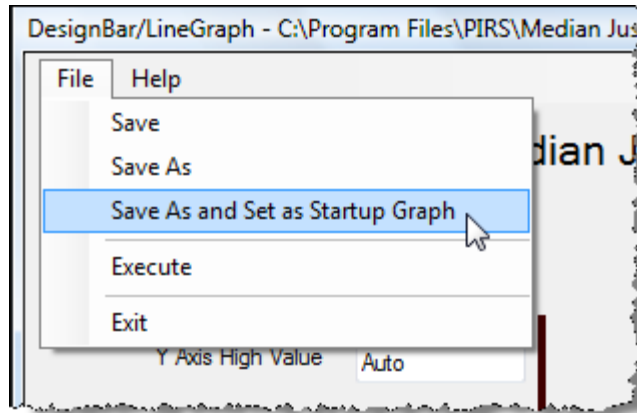


Figure 13

Create New Pie Chart – When selected, the following design screen displays where you can define the “Value Item” and “Group by Item” for a new pie chart.

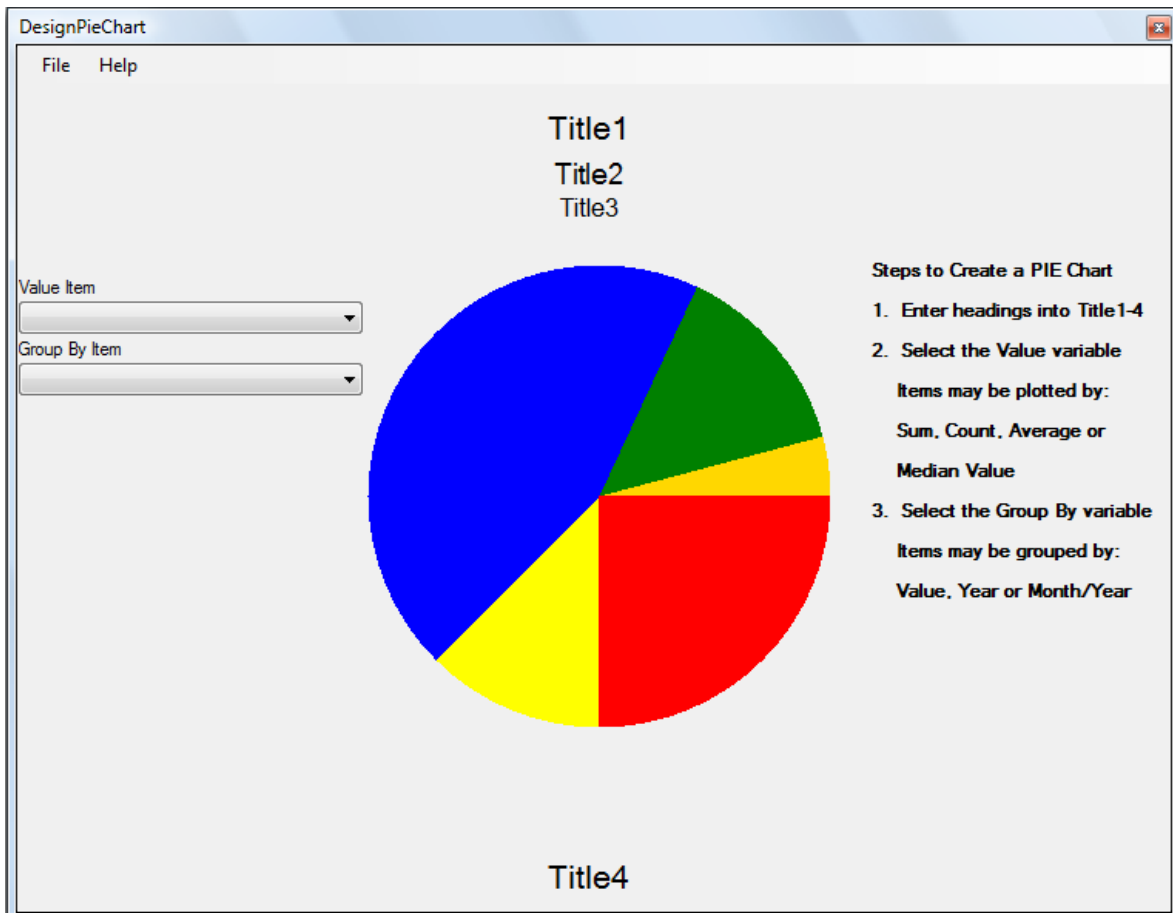


Figure 14

- a) **Value Item** – Choose a variable item to be plotted as either a Sum, Count, Average, Median Value or Actual Value. See *Figure 4* for a list of all value item options.
- b) **Group By Item** – Choose a variable item to be grouped by Value, Year or Month/Year. See *Figure 5* for a list of all Group By Item options.
- c) **Titles** – The Titles option lets you further customize your pie chart to include user-defined or system-generated titles, such as report name, county name, date range and your firm name. To create a title, “right-click” on the word “Title 1, Title 2, Title 3 or Title 4. See *Figures 8 - 10* for more title information.

Change Current Graph – after a graph or chart has been executed, select this option to return to the design screen if you need to make modifications.

Execute Existing/Saved Graph – if you already have a pre-defined graph or chart you wish to use, simply choose this option and browse to find the existing design name (with a .gs file extension). The graph will automatically execute without displaying the design screen.

Modify Existing/Saved Graph – use this option to browse and open the design screen of an existing graph or chart.

Preferences – when selected the following options allow you to customize the Graph startup screen.

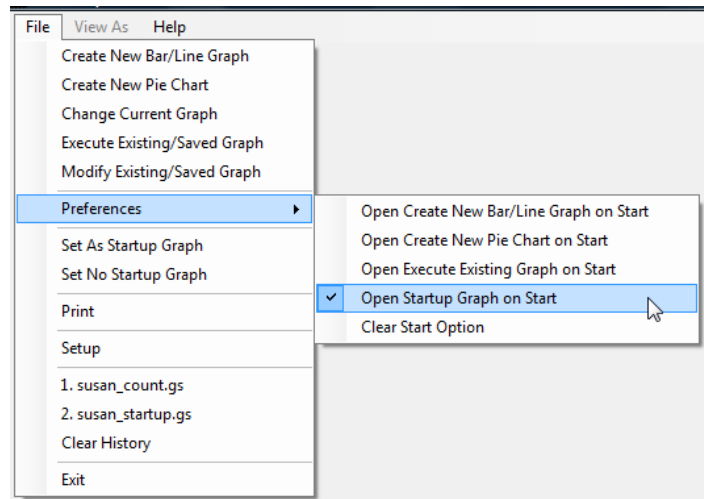


Figure 15

- a) **Open Create New Bar/Line Graph on Start** –startup will be a new design screen for creating a bar or line graph.
- b) **Open Create New Pie Chart on Start** –startup will be a new design screen for creating a pie chart.
- c) **Open Execute Existing Graph on Start** – startup will be an “Open Graph” dialog box, where each time you start to program you can choose any previously saved graph file (.gs file extension).
- d) **Open Startup Graph on Start** – startup will be an executed graph that was previously saved as the “Startup Graph” from the Design Screen, or “Set as Startup Graph” was chosen from the main screen File menu.
- e) **Clear Start Option** – removes any previously defined startup preference, and the system will open to a blank Graph screen.

Set As Startup Graph – anytime you choose to “Execute Existing/Saved Graph” you have the opportunity to save this graph as the Startup Graph.

Set No Startup Graph – removes any previously defined startup graph.

Print – allows you to print any executed graph.

Setup - when selected the following options allow you to customize features of the Graph including the graph background color, grid line color and text color. It also allows you to define the bars as a single color or multi-color. You can also set the maximum number of bars to draw on the screen and print on a printer.

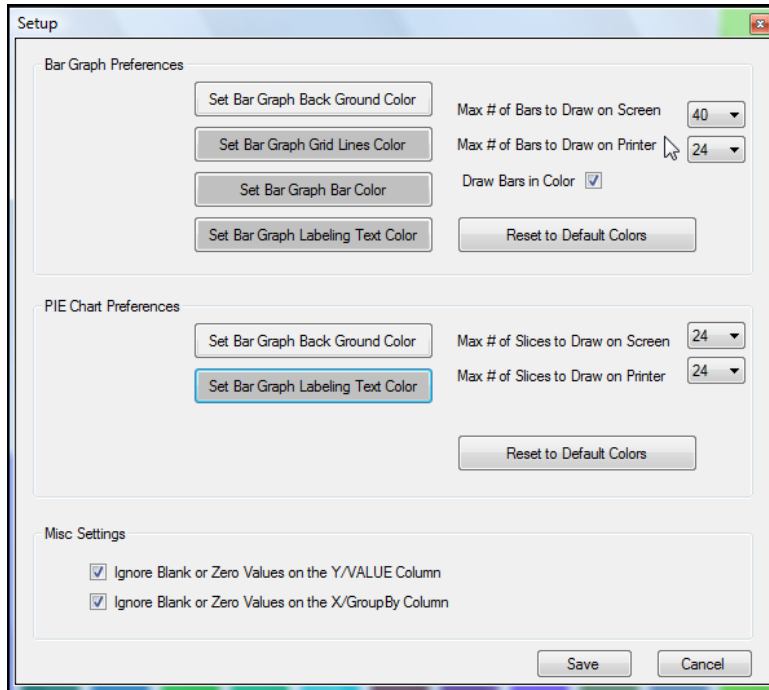


Figure 16

The following example shows the graph setup screen with the background color changed to yellow:

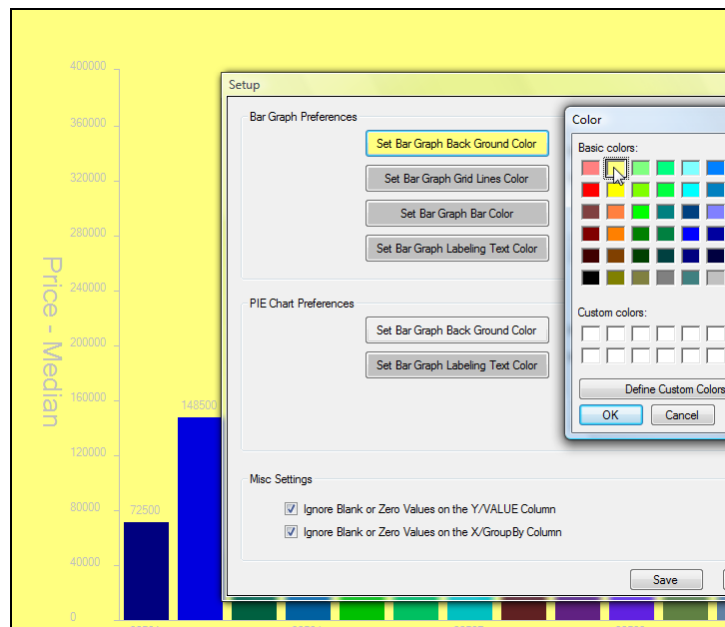


Figure 17

Max. Number of Bars to Draw on Screen – On a bar graph, this field sets the number of bars that will display on screen regardless of the amount of data in the X Axis Value. The graph displays one page of information only, so if the X Axis Values exceed the number of bars set in this field, the remaining data is truncated.

If the X Axis Values exceed the number of bars set in this field, you will see the following message when you executed a graph:

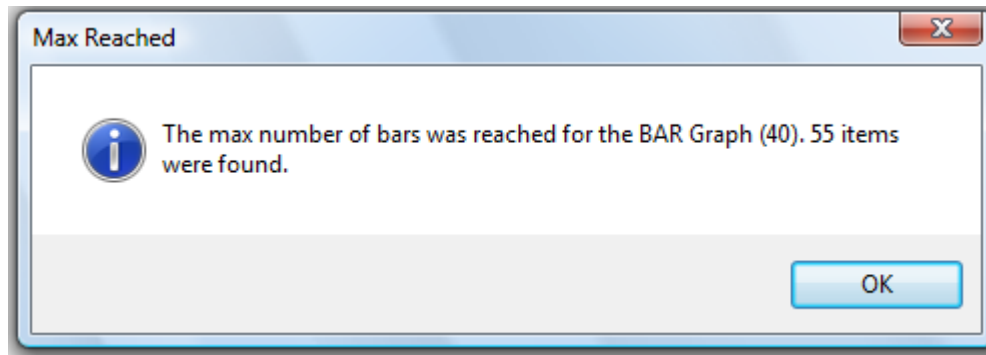


Figure 18

Max. Number of Bars to Draw on Printer – On a bar graph, this field sets the number of bars that will print on a printer regardless of the amount of data in the X Axis Value. Since many printers have different resolution capabilities than a screen monitor, this number may be different than the number entered in the field above (max number of bars to draw on screen).

Max. Number of Slices to Draw on Screen – On a pie chart this field sets the number of slices that will display on screen regardless of the amount of data in the X Axis Value. The pie chart displays one page of information only, so if the X Axis Values exceed the number of slices set in this field, the remaining data is truncated.

If the X Axis Values exceed the number of slices set in this field, you will see a message similar to *Figure 18* you executed a graph.

Max. Number of Slices to Draw on Printer – On a pie chart, this field sets the number of slices that will print on a printer regardless of the amount of data in the X Axis Value. Since many printers have different resolution capabilities than a screen monitor, this number may be different than the number entered in the field above (max number of slices to draw on screen).

View As

The “View As” option from the toolbar menu, lets you quickly switch the currently executed graph from one format into another graph format.



Figure 19

Pre-Defined Graphs

The PIRS program already has several pre-defined graph format which you can use to quickly generate a graph using your specific search criteria. The pre-defined formats include:

1. Current Owners by State
2. Median Just Value by Zip Code
3. Just Value by Section, Township and Range
4. Total Just Value by Land Use
5. Total Deferred/Save Our Homes Value by Zip Code

To generate a graph using a pre-defined or an existing format, from the Graph File Menu, select **File** → **Execute Existing/Saved Graph**, then browse for the specific file.

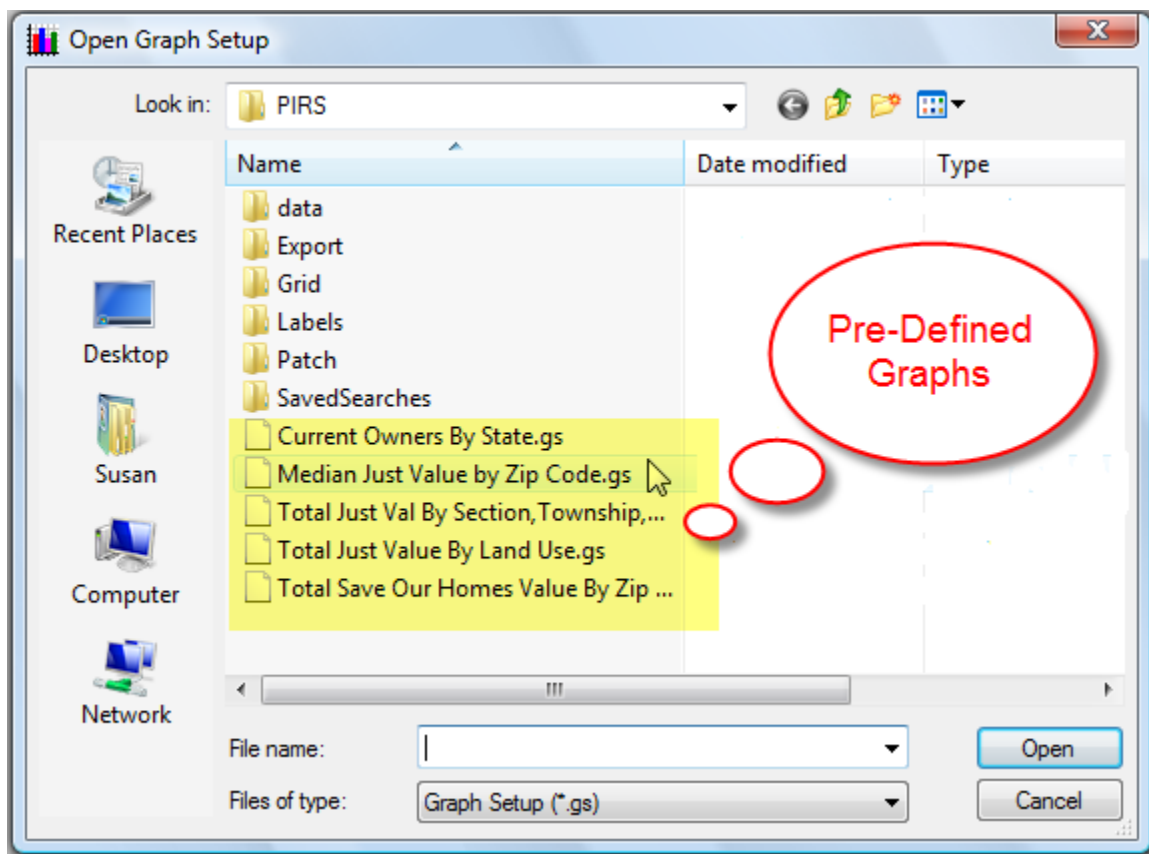


Figure 20

Tutorial

EXAMPLE: Median Just Value by Zip Code

For this tutorial we'll produce a bar graph that shows the Median Just Value by Zip Code of Escambia County single family residential (Landuse selection criteria).

Start the search by selecting "Search Tax Roll" from the PIRS main menu, and then choosing "Single Family Residential" from the Landuse criteria.

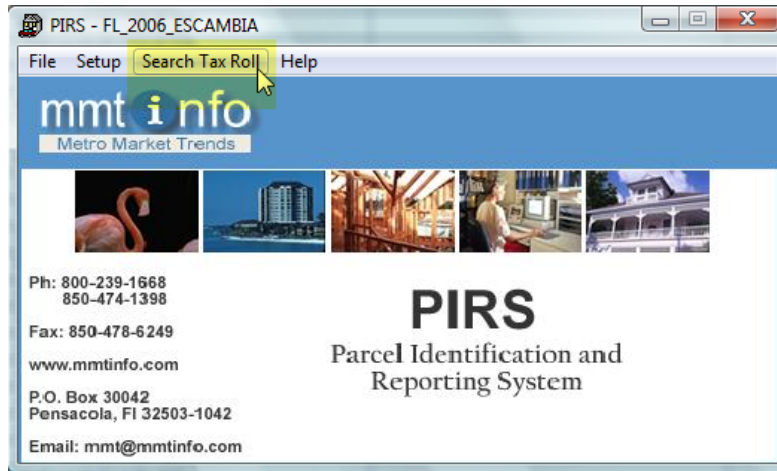


Figure 21

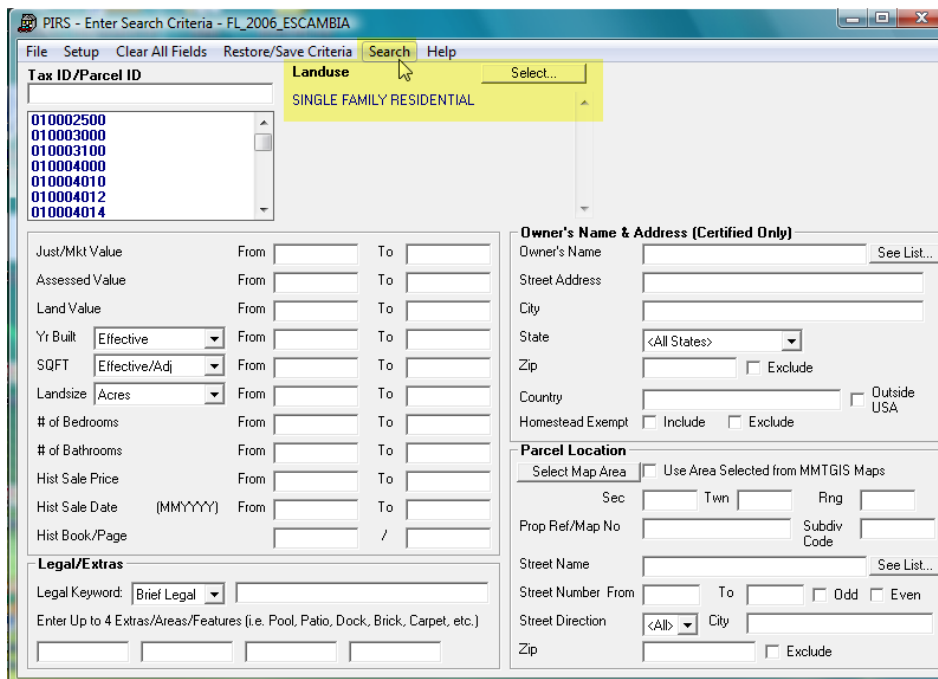


Figure 22

From the Table View screen that displays all transactions meeting the search criteria, select “**Graphs**” from the menu toolbar, then “**Graph All Records**”.

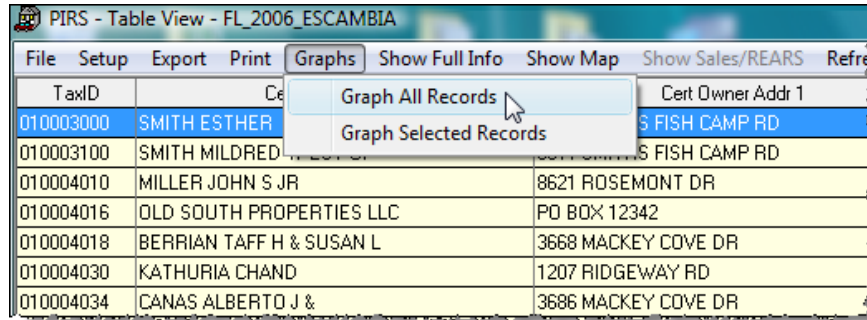


Figure 23

The MMTGraph screen appears with the File Menu options displayed. We’ll start by selecting “**Create New Bar Graph**”.

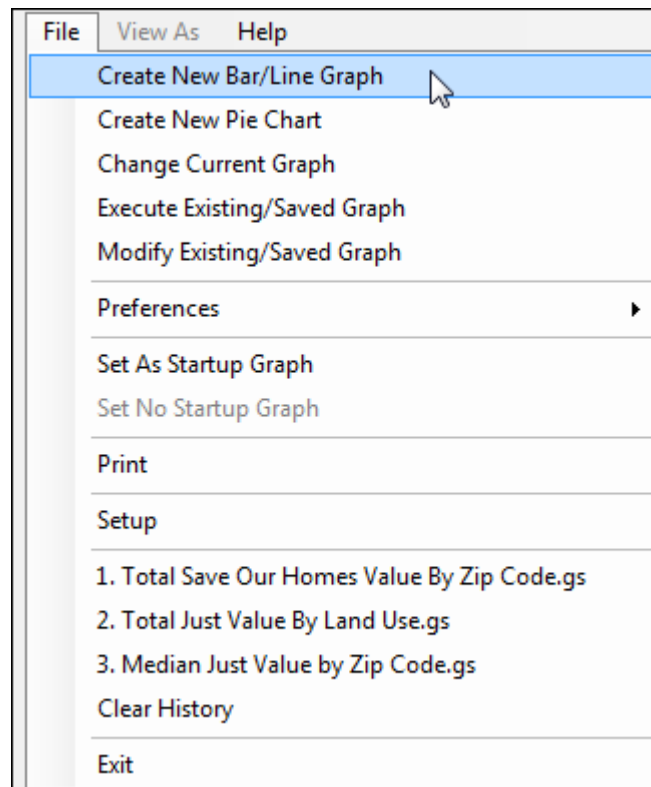


Figure 24

We’re now ready to design the graph. First, we’ll define the “Y Axis” by clicking on the drop-down list of options and choosing “**JustValue \$ – Median**”.

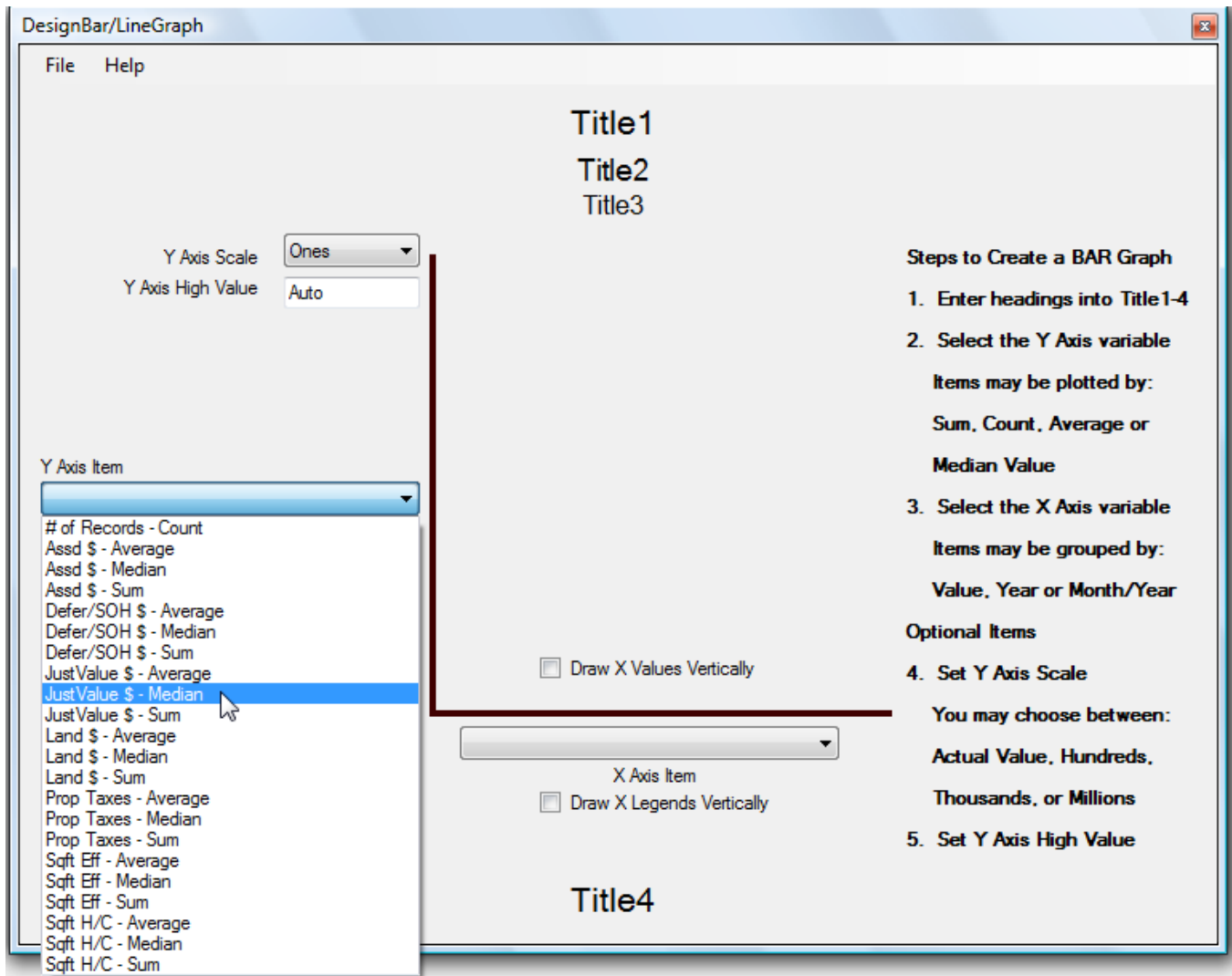


Figure 25

Next, we'll define the "X Axis" by clicking on the drop-down list of options and choosing "Parcel Zip - Group By".

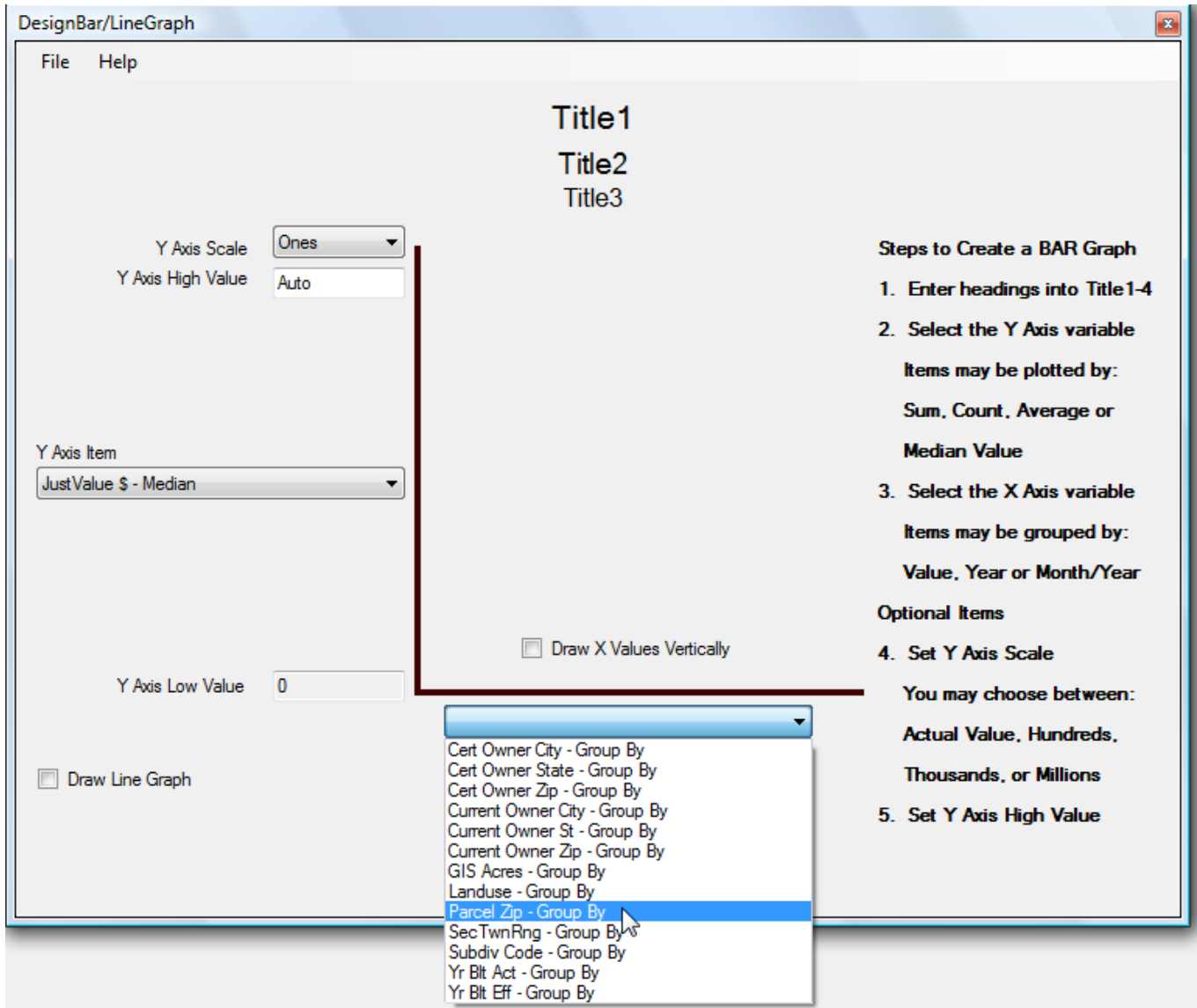


Figure 26

Now we'll define the graph report titles:



Figure 27

Right-click on the word “**Title 1**” and replace the content with your own title, in this case we’ll enter “**Median Just Value By Zip Code**”.

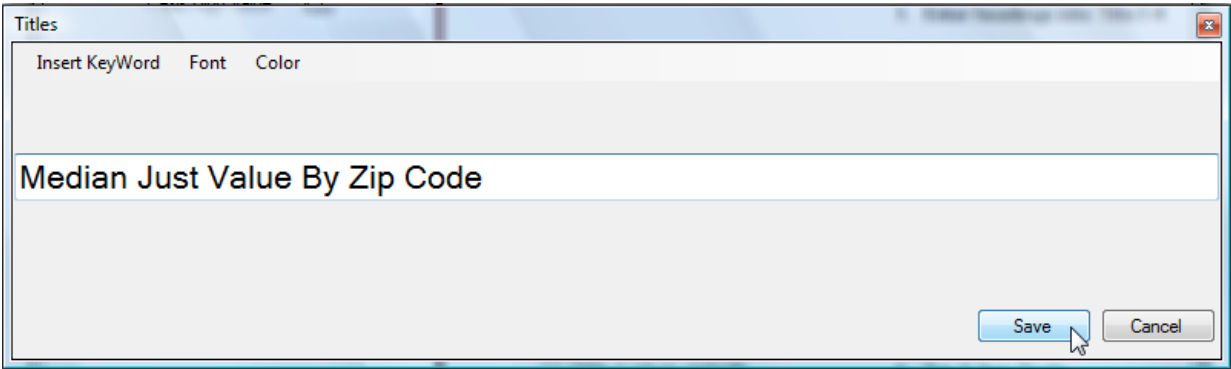


Figure 28

Right-click on the word “**Title 2**” and this time, we’ll use a pre-defined key word. Since we want the graph to print the landuse type used in our selection criteria - “Single Family Residential”, we’ll insert the key word **%Landuse%**.



Figure 29

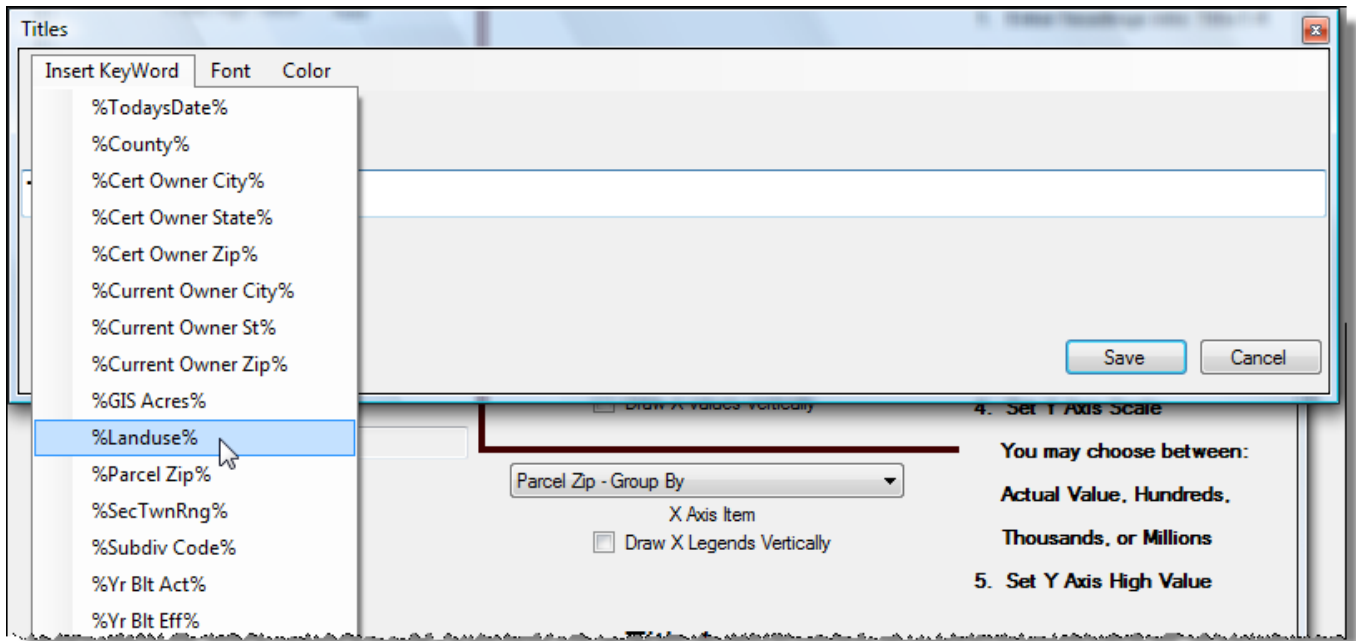


Figure 30

Next, we'll right-click on the word **"Title 3"** and use a key word that tells the system to insert the county name that was used in the PIRS search criteria - **%County%**.

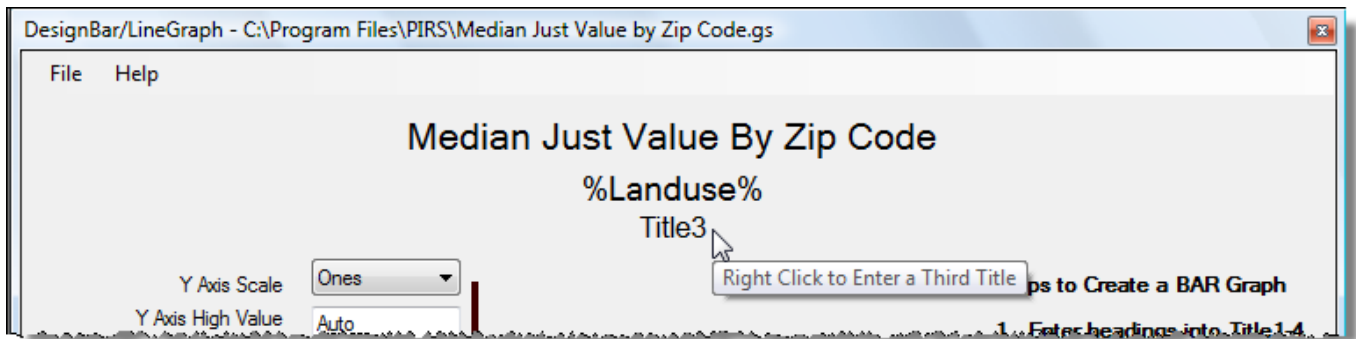


Figure 31

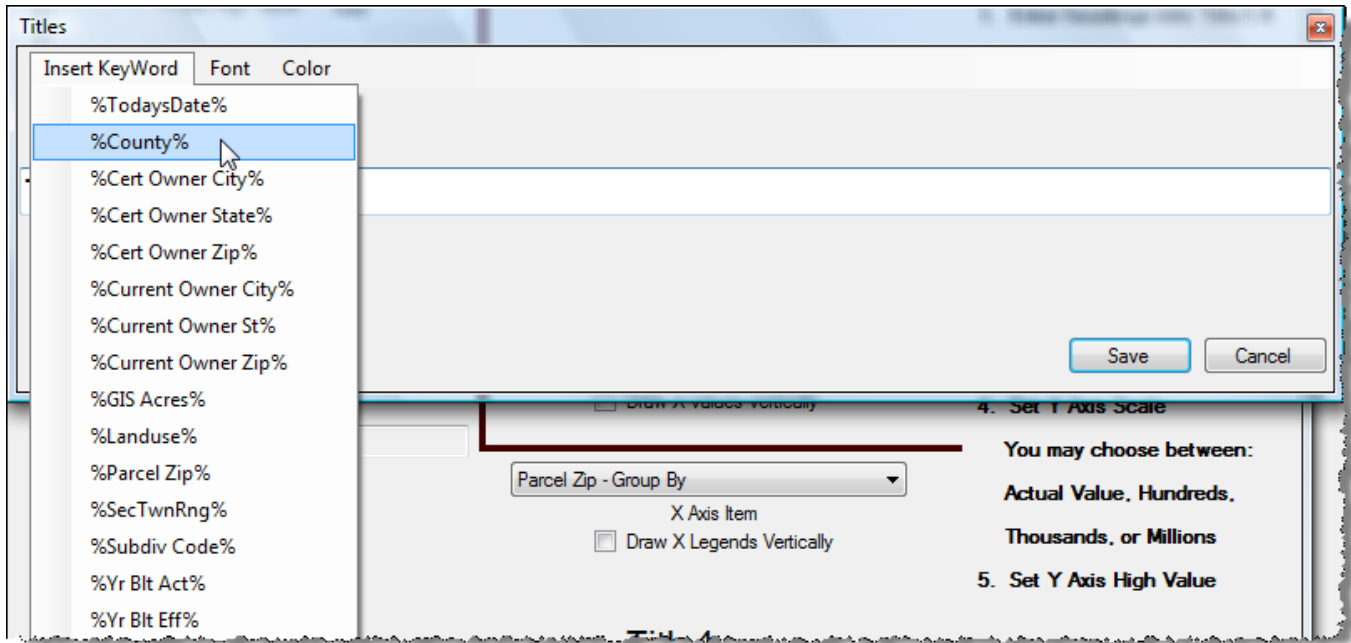


Figure 32

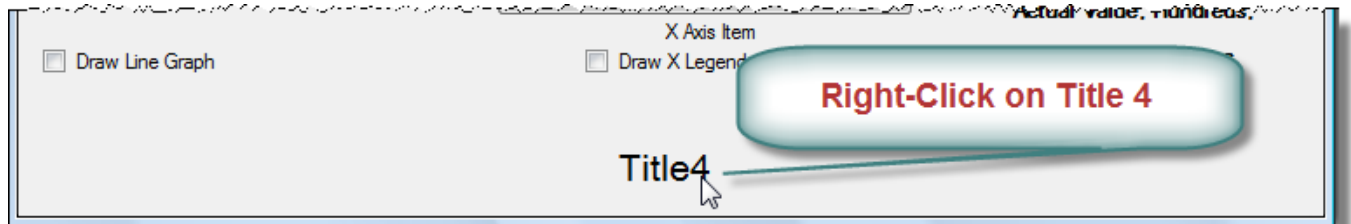


Figure 33

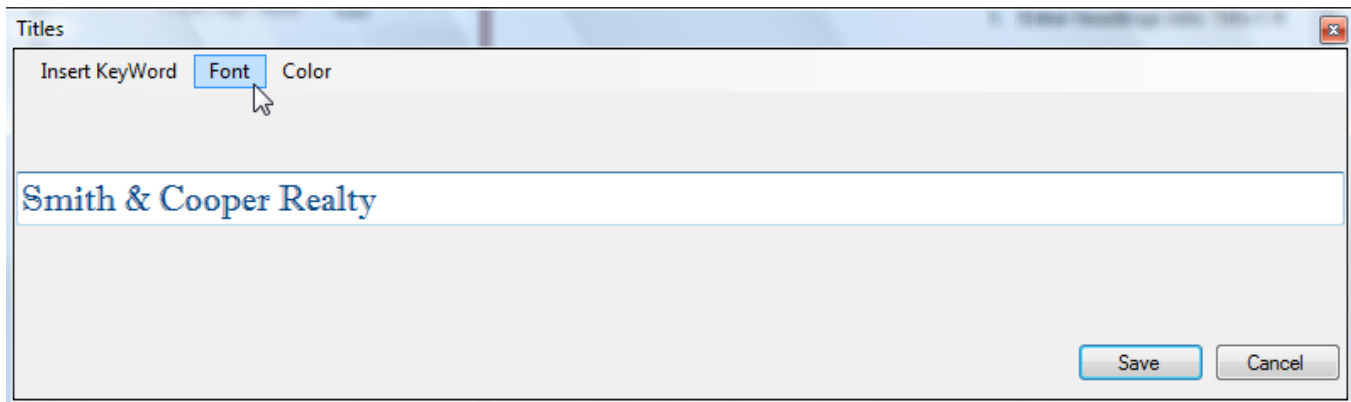


Figure 34

We're now ready to generate the graph. From the File Menu options, choose "Execute".

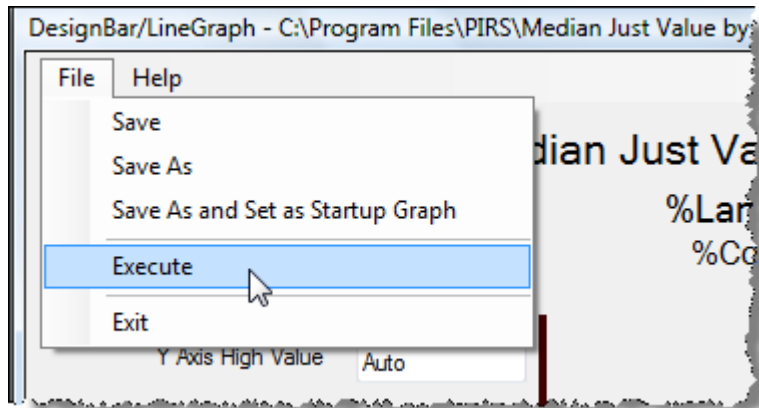


Figure 35

The following bar graph will display:

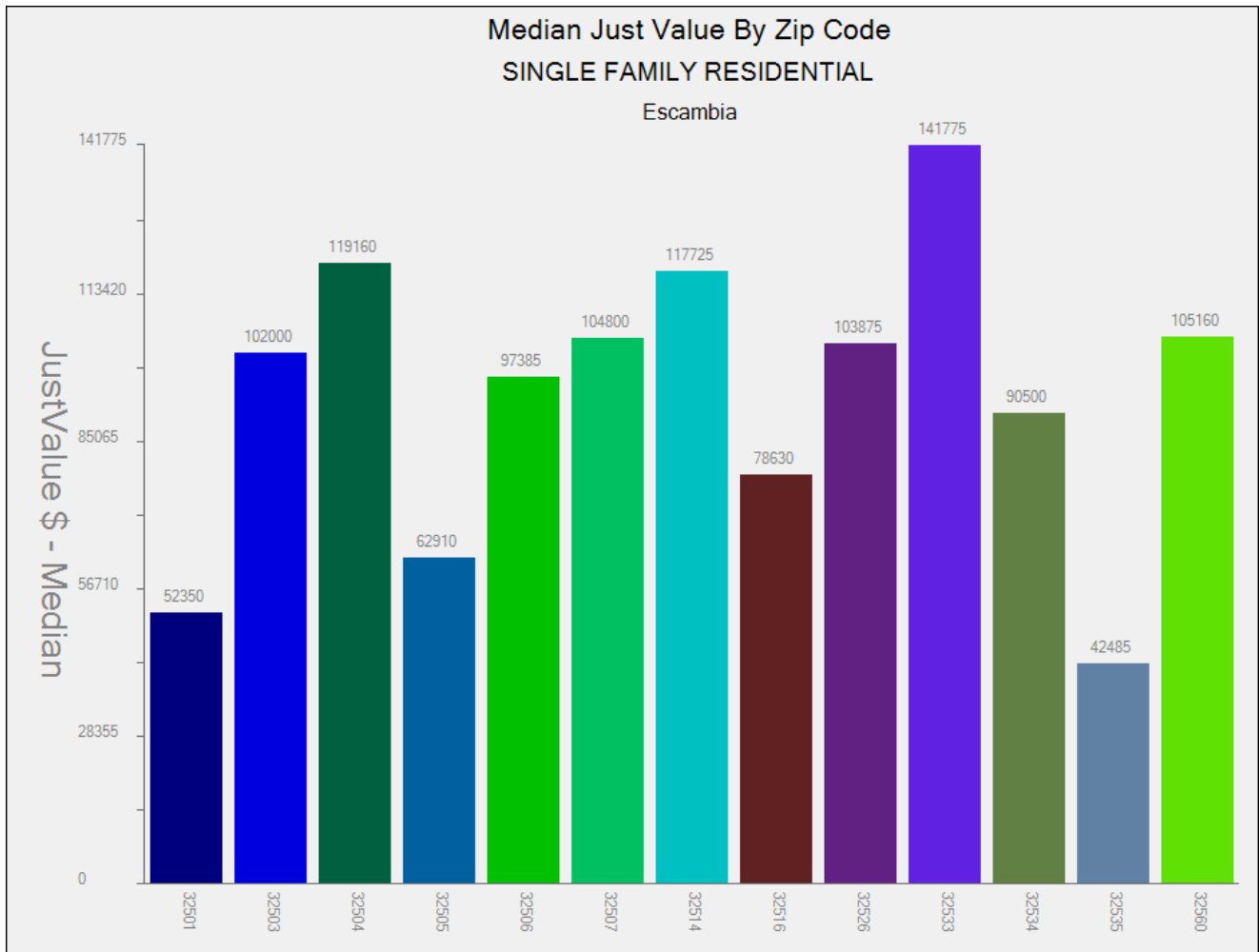


Figure 36

Note that you can quickly convert this bar graph into either a line or pie graph from the “View As” toolbar menu.

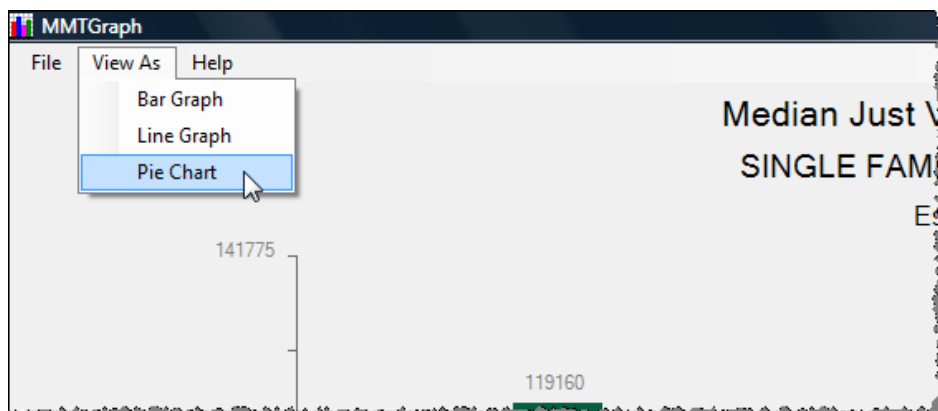


Figure 37