

LandShark Overview

TriMin's *LandShark* application provides Web access to information contained in TriMin's Land Records Management System. LandShark is a Java-based Web platform, integrated with the iSeries LRMS application through the LRMS APIs and JDBC. LandShark runs on separate server and requests services from the base LRMS running on the iSeries. Since it is a Java application, it can run on any platform that supports the Java virtual machine. The tight integration between LandShark and LRMS, assures accuracy of information and synchronization of releases. In addition, the billing system in LRMS can be used for LandShark customers.

LandShark interfaces to LRMS through stored procedure technology. These programs are used by both systems to perform legal searches. This approach guarantees that the information receive over the Internet is **EXACTLY** the same as it would be if obtained in person at the county.

TriMin has been working with Register of Deeds/Recorders for over 15 years to assure both accuracy and flexibility of the LRMS searches. Your office has the responsibility to provide the information to your customers correctly. The search technology described above assures that accuracy. Other Internet vendors must build their own searches over your database. There is therefore no guarantee that the results they obtain will be the same as a TriMin LandShark search.

LandShark is supported by user groups, which means our releases contain the changes you requested at our annual user meetings. TriMin will provide releases to both your base Land Records and your LandShark systems simultaneously and seamlessly. If you choose another Internet vendor, TriMin has no way to assure that their product will be able to handle releases similarly. Your office may therefore experience down time on Internet processing while the second vendor updates its product. Additionally, such updates may result in added re-programming costs with the alternate vendor. Using TriMin for both LRMS and LandShark eliminates the risk of down time and extra cost due to product releases.

TriMin's LRMS system can be customized for each county. For example, you may tract to the QQ (quarter/quarter) while another County may tract to the QQQQ. You may or may not have a meridian line running through your county. Each county has set up its own Instrument codes and group codes. Through APIs and stored procedures LandShark uses all your customized setting and codes without the need for additional programming. Also, LandShark allows you to control which search options are available for Internet inquiry. You select which of the 5 index and 3 legal searches will be available to your Internet customers.

The Internet payment module provides e-payment processing options at various points of inquiry. The county recorder/register determines which level(s) of detail should be free and which should be fee based. The Internet module interfaces with a national third party product to process credit card payments, if so desired. For the repeat customers, the system allows payments to be made against a pre-established escrow account or a monthly billing system. LRMS billing system serves as the backbone to LandShark billing system to assure accuracy and up-to-the-moment transactions processing and balances. All customers with accounts in LRMS can have an escrow account in LandShark. When a customers signs into LandShark they will see their name, account number, and the balances they have available. The County sets the low dollar amount for each customer. Once they reach that amount a warning sign lights up. If their account reaches a zero balance the account is automatically shut off until the customer sends more money. Monthly subscription rates can be set independently based on usage.



Government Solutions

TriMin licenses its product in the same manner as LRMS, a one-time license fee and a yearly maintenance agreement. **This allows all of the revenues generated by LandShark to remain at the county.**

LandShark looks, feels and acts like your current Land Records System. All the information on the detail screen is laid out in the same order as the LRMS screens. Customers therefore feel at home using either system. Buttons light up if there is more detail like additional grantee/grantors, legal description, or comments just like our “more” sign in LRMS.

Integration with other systems is also available. Imaging integration with IMS-21, Acorde, RVI, OTG, and IBM are included in the system. If you have a web based Tax or GIS system, LandShark can integrate with them as well. If your County records Parcel ID numbers, appropriate Tax/GIS buttons will light up during a LandShark detail search. If you click on the tax button a tax statement can be displayed for that Parcel ID. Clicking the GIS button will display a map for that Parcel. If Parcel ID is not currently being recorded, LandShark can bring a searcher to the first page of the county Tax or GIS system for further inquiry.

In summary, LandShark assures accurate information because it uses exactly the same programs that your Land Records system uses to do its searches. This same design approach assures you that all future releases to either product will always be synchronized. This means neither you nor your customers will experience any “down time” or added expense due to software changes. Both systems use a single integrated billing system, so you don’t have two sets of invoices, account numbers, pass words etc., for each customer. Finally, all LandShark REVENUES stay in County.

LandShark