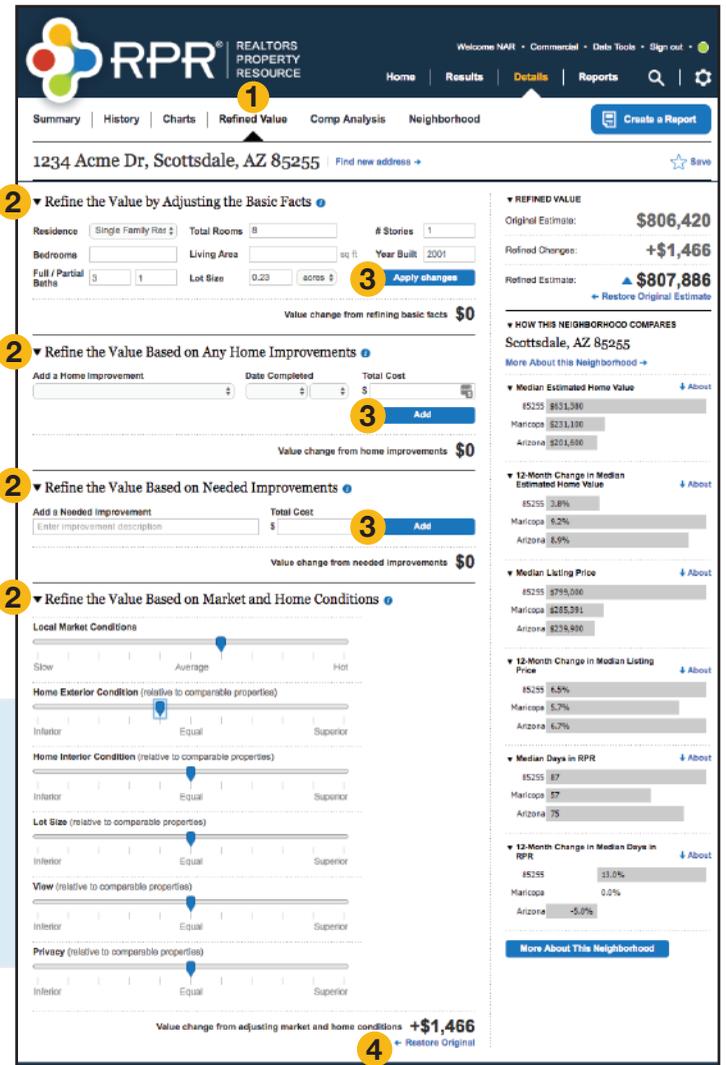


## How do I refine the value of a property?

- Select *All Properties* above the search bar and enter a property address.
- 1 From the *Property Details* page, find the blue button marked *Refined Value*.
- 2 Confirm and adjust the property's basic facts, home improvements completed, needed improvements, and market and home conditions.
- 3 Select *Apply* or *Add Changes* in each section to see the adjusted value.
- 4 Make a mistake? Choose *Restore Original*.



**1** Refine the Value by Adjusting the Basic Facts

Residence: Single Family Res | Total Rooms: 8 | # Stories: 1  
Bedrooms: | Living Area: | Year Built: 2001  
Full / Partial Baths: 3 | 1 | Lot Size: 0.23 acres

**3** Apply changes

Value change from refining basic facts: \$0

**2** Refine the Value Based on Any Home Improvements

Add a Home Improvement: | Date Completed: | Total Cost: \$

**3** Add

Value change from home improvements: \$0

**2** Refine the Value Based on Needed Improvements

Add a Needed Improvement: | Total Cost: \$

**3** Add

Value change from needed improvements: \$0

**2** Refine the Value Based on Market and Home Conditions

Local Market Conditions: Slow | Average | Hot

Home Exterior Condition (relative to comparable properties): Interior | Equal | Superior

Home Interior Condition (relative to comparable properties): Interior | Equal | Superior

Lot Size (relative to comparable properties): Interior | Equal | Superior

View (relative to comparable properties): Interior | Equal | Superior

Privacy (relative to comparable properties): Interior | Equal | Superior

Value change from adjusting market and home conditions: **+\$1,466**

**4** Restore Original

**REFINED VALUE**  
Original Estimate: \$806,420  
Refined Change: **+\$1,466**  
Refined Estimate: **\$807,886**

**HOW THIS NEIGHBORHOOD COMPARES**  
Scottsdale, AZ 85255

Median Estimated Home Value  
\$525: \$511,300  
Maricopa: \$231,100  
Arizona: \$251,650

12-Month Change in Median Estimated Home Value  
\$525: 3.8%  
Maricopa: 6.2%  
Arizona: 6.9%

Median Listing Price  
\$525: \$759,000  
Maricopa: \$255,391  
Arizona: \$234,810

12-Month Change in Median Listing Price  
\$525: 6.5%  
Maricopa: 5.7%  
Arizona: 6.7%

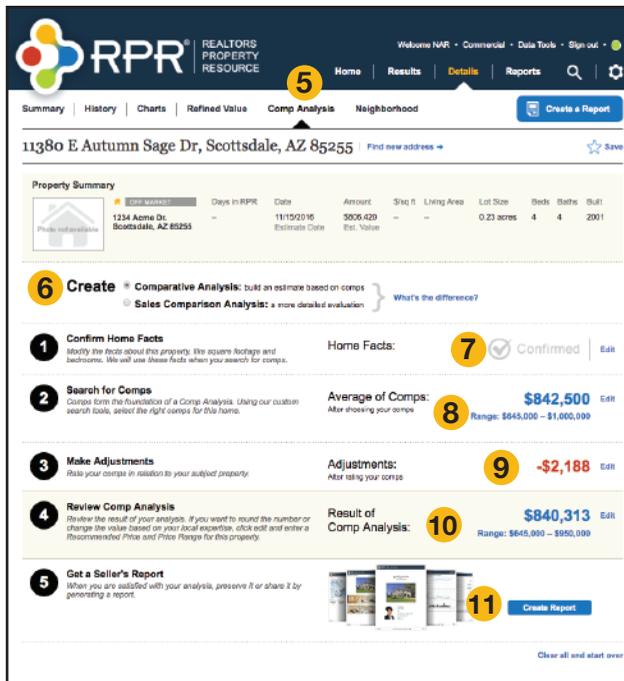
Median Days in RPR  
\$525: 87  
Maricopa: 57  
Arizona: 75

12-Month Change in Median Days in RPR  
\$525: 13.0%  
Maricopa: 0.0%  
Arizona: -5.0%



### PRO TIP

Customize your *Seller's Report*: On the Reports generation page, click more details, and unselect items for a less-detailed report.



**5** Home | Results | Details | Reports

11380 E Autumn Sage Dr, Scottsdale, AZ 85255

**Property Summary**

#	Days in RPR	Date	Amount	Sq Ft	Living Area	Lot Size	Beds	Baths	Built
1234 Acme Dr, Scottsdale, AZ 85255	-	11/19/2016	\$806,420	-	-	0.23 acres	4	4	2001

**6 Create** Comparative Analysis: build an estimate based on comps  
Sales Comparison Analysis: a more detailed evaluation

**1 Confirm Home Facts** Identify the facts about this property: the square footage and bedrooms. We will use these facts when you search for comps.  
Home Facts: **7** Confirmed

**2 Search for Comps** Comps form the foundation of a Comp Analysis. Using our custom search tools, select the right comps for this home.  
Average of Comps: **8** \$842,500  
Range: \$645,000 - \$1,000,000

**3 Make Adjustments** Make your comps in relation to your subject property.  
Adjustments: **9** -\$2,188

**4 Review Comp Analysis** Review the result of your analysis. If you want to round the number or change the value based on your local expertise, click edit and enter a Recommended Price and Price Range for this property.  
Result of Comp Analysis: **10** \$840,313  
Range: \$645,000 - \$950,000

**5 Get a Seller's Report** When you are satisfied with your analysis, preserve it or share it by generating a report.  
**11** Create Report

## How do I run a comp analysis?

- 5 From the *Property Details Summary* page, select the tab marked *Comp Analysis*.
- 6 Choose *Comparative Analysis* or the more advanced *Sales Comparison Analysis*.
- 7 Confirm the home's basic characteristics.
- 8 Search for comps using the search tools or even add a known property.
- 9 Make adjustments to the comp selection.
- 10 Review your result. Adjust the recommended price or range if needed.
- 11 Create a *Seller's Report*.

# An Overview of the Property Details Page

The screenshot shows the RPR (Realtors Property Resource) interface for a property at 1234 Acme Dr, Scottsdale, AZ 85255. The page is annotated with 15 numbered callouts (1-15) pointing to various features and data points:

- 1. OFF MARKET - Public Record
- 2. RVM® \$806,420
- 3. Basic Facts: 4 Bedrooms, 4 Bathrooms, Home Type: Single Family Residence, Owner: John & Jane Smith
- 4. RVM® Est. Range: \$741,907 - \$870,933
- 5. Create a Report
- 6. Save and Rename Subject Property
- 7. Street View / Overhead View
- 8. Bigger Map
- 9. HEATMAPS
- 10. Compare Historical Records
- 11. HOW THIS NEIGHBORHOOD COMPARES: Scottsdale, AZ 85255
- 12. Add a Note
- 13. Seller's Proceeds
- 14. Homeowner Facts (from Public Records): Owner Name (Public) John & Jane Smith, Owner Occupied: Yes
- 15. Home Facts: Property Type (Single Family Residence), Property Subtype (Single Family), Bedrooms (4)

- 1 Property Status
- 2 Current RVM®
- 3 Basic Property Facts
- 4 RVM® Confidence Score
- 5 Create a Report
- 6 Save and Rename Subject Property
- 7 Toggle Map Types
- 8 Tap to View Bigger Map
- 9 Activate Heatmaps
- 10 View and Compare Historical Records
- 11 Learn about this Neighborhood
- 12 Customize report cover photo
- 13 Seller's Proceeds
- 14 Homeowner Facts
- 15 Home Facts
- And Distressed Info, Schools, Mortgage Records, Tax Info and more...



Customer Support:  
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[blog.narrpr.com](http://blog.narrpr.com)



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