

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*.
- Confirm and adjust the property's basic facts, home improvements completed, needed improvements, and market and home conditions.

Select *Apply* or *Add Changes* in each section to see the adjusted value.

Make a mistake? Choose Restore Original.



Δ

PRO TIP

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



| 1234 Acme D | | | | | | |
|---|--|--|------------------------|--|---|------------------------------------|
| | r, Scottsdale, A | Z 85255 Find r | new address + | | | 슜 |
| ▼ Refine the Value | e by Adjusting the H | Basic Facts 👩 | | * REFINED | VALUE | |
| Residence Single Fam | illy Res ‡ Total Rooms | 8 | # Stories 1 | Original Est | male: | \$806,4 |
| Bedrooms | Living Area | sq ft | Year Built 2001 | Refined Che | nges: | +\$1,4 |
| Full / Partial 3 Beths | 1 Lot Size | 0.23 acres \$ | 3 Apply change | Refined Est | mate: 🔺 | \$807,8 |
| | | Value change from | n refining basic facts | \$0 | | CARPARES |
| | | | | Scottsda | le AZ 85255 | |
| ▼ Refine the Value | Based on Any Hor | ne Improvements | 0 | More Abou | t this Neighborhoo | d → |
| Add a Home Improvemen | rt D | ate Completed | Total Cost | | illimited blome Meter | |
| | ¢) (| + () | 5 | Weddan E | somated Home Value | ** |
| | | | 3 Add | Maticona | 231.100 | |
| | | | | Arizona d | 201,600 | |
| | | Value change from | home improvements | φU | | |
| Pofine the Value | Barad on Nandad | Improvements | | ▼ 12-Month Estimated | Change in Median Home Value | + A |
| • Renne uie value | : Dased off Meeded | improvements o | | 85255 1 | .8% | |
| Add a Needed Improvem | ent | Total Cost | 2 | Maricopa | .2% | |
| Enter improvement desci | ipuon | a | | | | |
| | | | • | Arizona 1 | 1.9% | |
| | | Value change from n | eded improvements | Arizora 1 \$0 | 1.9% | |
| | | Value change from n | eeded improvements | Arizona I \$0 • Median Li | k9% Isting Price | ‡ A |
| ▼ Refine the Value | Based on Market | Value change from n | ceded improvements | Arizona 8 \$0 • Median Li 85255 8 | 1.9% sting Price 1799,000 | ‡∧ |
| ▼ Refine the Value | Based on Market a | Value change from n | oreded improvements | Arizona I \$0 • Median Li sszss i Maricopa I | 1.9% Isting Price (795,000 (285,391 | ¢∧ |
| ▼ Refine the Value | Based on Market a | Value change from m and Home Conditio | DIIS () | Arizona i \$0 • Median Li 85255 s Maricopa s Arizona s | king Price 1795,000 285,391 235,900 | ‡ A |
| Refine the Value Local Market Conditions | e Based on Market a | Value change from no and Home Condition | oeded improvements | Arizona I \$0 • Median Li #5255 s Maricopa B Arizona B • 12-Month Price | kting Price (799,000 285,391 235,990 Change in Modian Li | + A isting + A |
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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





Customer Support: 877.977.7576





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