

Overview

DataQuick Valuator™ is DataQuick's exclusive automated valuation model (AVM). Built around a vast national database of public record information and site-inspected appraisal data, Valuator draws from a repository covering more than 90% of all U.S. residential property with historical sales information that dates back to 1975.

Valuator uses three different valuation methodologies to produce property value estimates, enabling Valuator to deliver a high valuation hit rate while optimizing to local and regional data conditions.

Key Features and Benefits

Multiple Data Sources: Valuator's data set is comprised of both public record and proprietary appraisal data. Estimated values can be produced in areas where property characteristics are generally not available or are incomplete.

Detailed Property Information: In addition to estimated values, Valuator's report function includes valuable property information including five recent sales within close proximity to the subject property.

Consistency Score: DataQuick Valuator arrives at multiple values using three independent proven methodologies. Agreement on a value determination is reflected in the Consistency grade, ranging from A to C. the closer an AVM can derive three independent conclusions, the more likely the valuation is to be reliable. Alternative scoring methods that use standard deviation often correlate poorly to valuation accuracy.

Valuation Methods

DataQuick Valuator deploys three separate models to provide the highest accuracy and coverage for property estimates including:

- **Hedonic Model:** Values properties based on their physical characteristics
- **Repeat Sales model:** Updates the market value of a subject property using observed home price trends, calculated at the ZIP Code level
- **Tax-assessed model:** Adjusts for the differences between tax assessed ad market value, calculated at the jurisdiction level

The screenshot shows the 'DataQuick Valuator' web application. It features a 'Select AVM' dropdown menu set to 'Valuator'. Below this is the 'IDENTIFICATION INFORMATION' section with fields for Job ID, Customer Name, Loan #, Prepared For, and Prepared By. The 'PROPERTY INFORMATION' section includes fields for Property Address (2345 Apple Tree Lane), ZIP Code (92115), and City. The 'PROPERTY CHARACTERISTICS' section has dropdown menus for Bedrooms (3), Bathrooms (2), and Total Rooms (7), along with input fields for Lot Size (6000), Green Living Area (2500), and Year Built (1987). The 'PRIOR PURCHASE INFORMATION' section includes fields for Purchase Price/Appraisal Value (\$30000) and Purchase/Appraisal Date (Month: May, Year: 2001). A 'Find Property' button is at the bottom.

Simply enter a property address and Valuator will locate your subject property, generate a value and provide supporting information.

Easy-to-read reports containing the information you need are available for instant downloading.

The screenshot shows a 'DataQuick Valuator' report for '2345 Apple Tree Lane'. The report includes 'Identification Information' (Job ID, Customer Name, Loan #, Prepared For, Prepared By), 'Target Property Information' (Current Owner: RABO, ALEXANDRA; Address: 4612 ROCKWOOD ST; Purchase Amount: \$202,000; Appraisal Date: 11/14/2003; Lot Size: 6000; Green Living Area: 2500; Total Rooms: 7; Bedrooms: 3; Bathrooms: 2; Year Built: 1987; Total Rooms: 7), 'User Input Information' (Lot Size: 6000; Purchase Price / Appraisal Value: \$30000; Year Built: 1987), and 'Valuator Valuation Results' (Calculation Date: 02/24/2004; Estimated Value: \$367,921; Consistency Score: B). The 'Recent Sales' section lists five nearby properties with their addresses, purchase dates, and appraisals.

For more information, please call 1.888.604.DATA (3282)