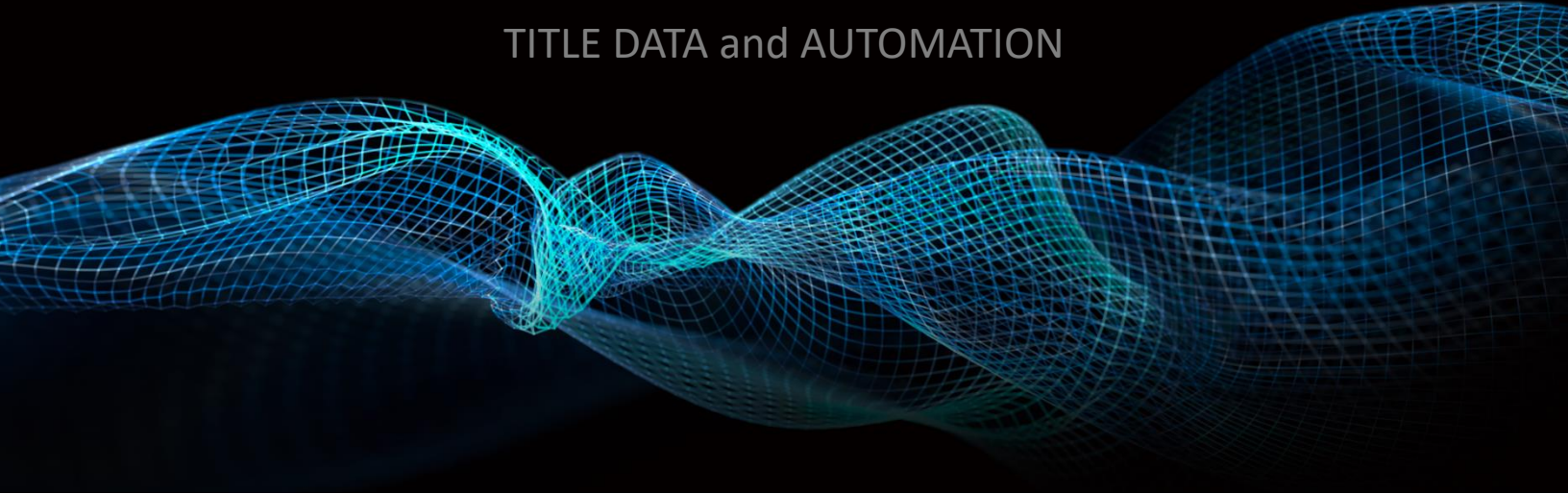


Innovations to GO BEYOND
TITLE DATA and AUTOMATION



PROXIMITY SEARCHES FOR FARMS

Rev. 201904

Proximity Searches

The Proximity search is designed to retrieve a desired quantity of properties in a radius around a subject property. It is accessed on the Subject Property tab. Common uses cases include:

- Advertising to the surrounding homeowners regarding a recent home sale,
- Mailing to homeowners near a listed property that might be interested in purchasing the property,
- Or, establishing comparables sales.

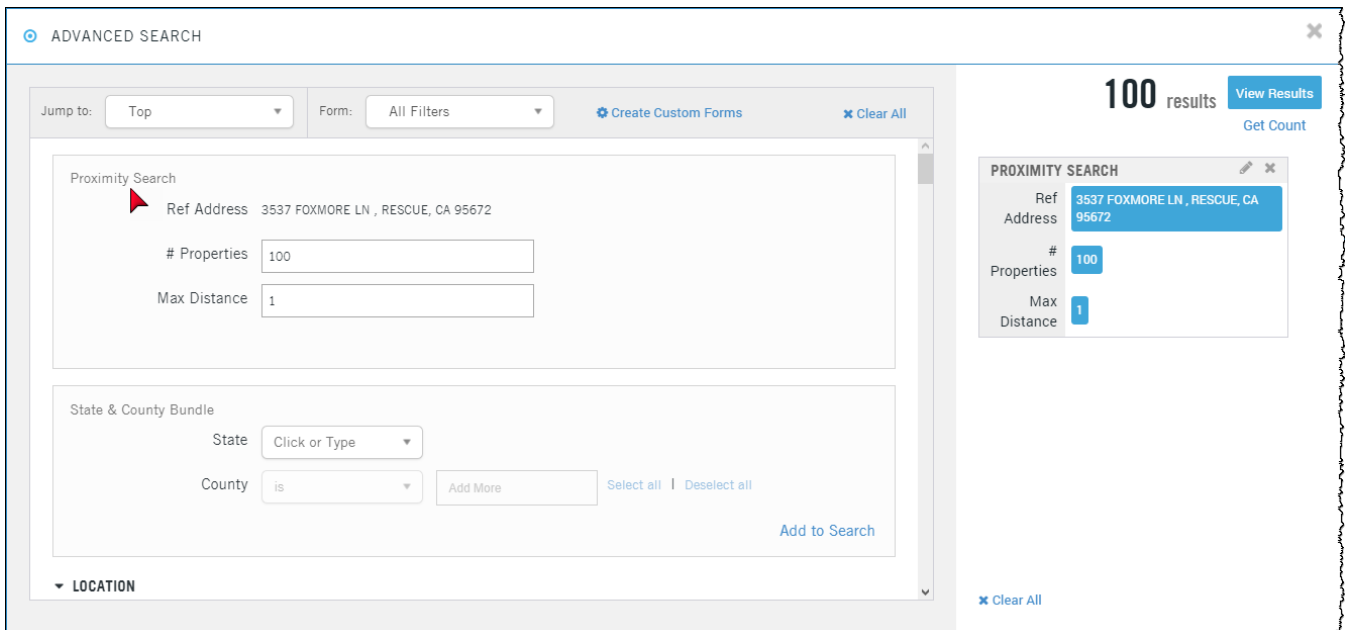
Set the distance far enough out to include properties meeting your criteria. As you add filter criteria, the search will expand up to your maximum distance.

Using the Proximity Search

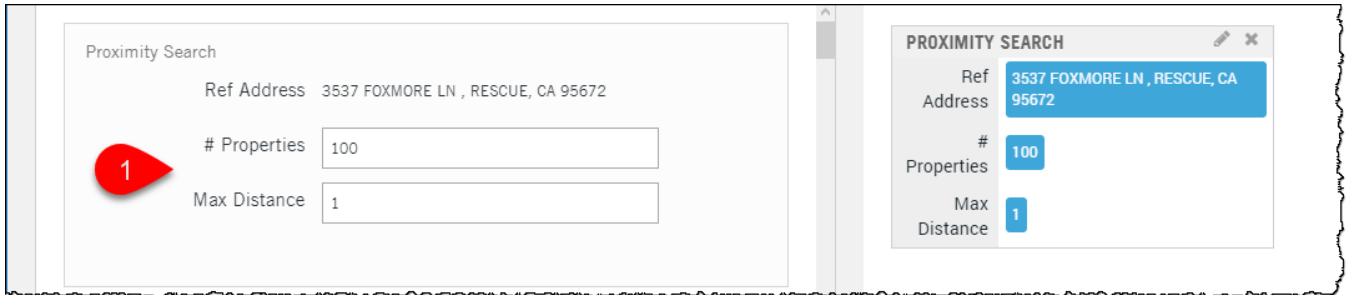
Start by locating the subject property to be used as the center point of your proximity search. On the Subject Property tab, look for the Proximity Search icon shown below.



Click to launch the proximity search feature. This will open the Advanced Search filters and setup the Proximity Search section.

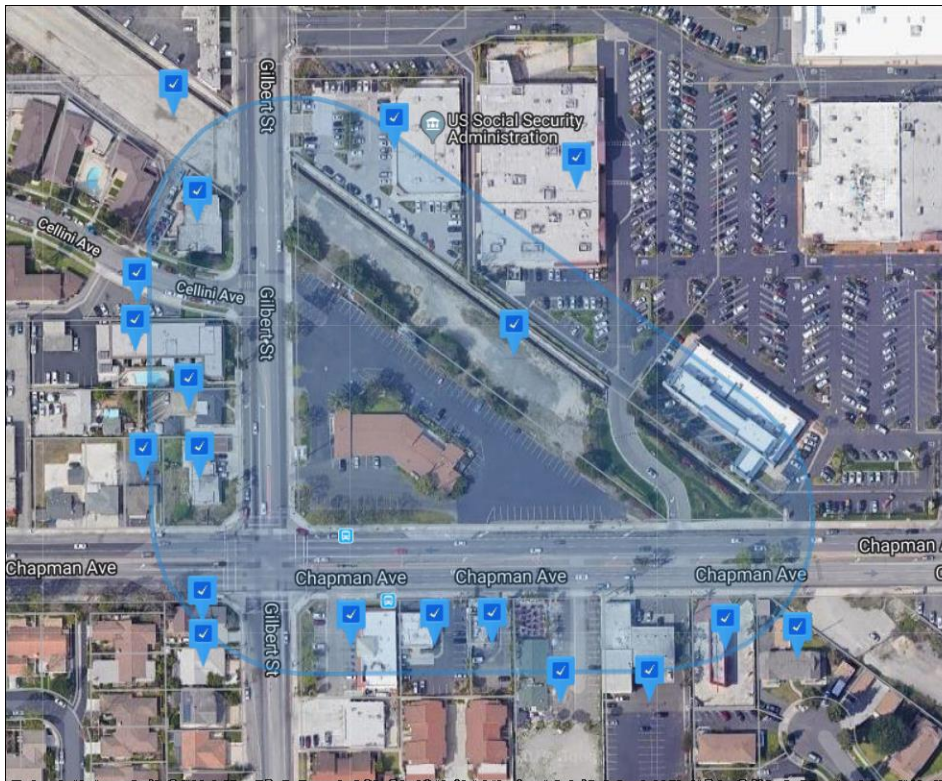


With the Proximity Search fields available you can now adjust the maximum number of properties and the maximum distance for the radius search.



TIP: Rather than adding all the criteria at once, you may want to click Get Count after adding each filter, so you are aware of the number of properties in the immediate vicinity of the radius you set and how many records were removed by each filter. If you add the filters all at once and end up with zero returns, you will have to back out each filter to figure out which one “over filtered” your list.

If you are working in a rural area, for example, there may be only five properties in a one mile radius, in which case you will need to increase the maximum distance.



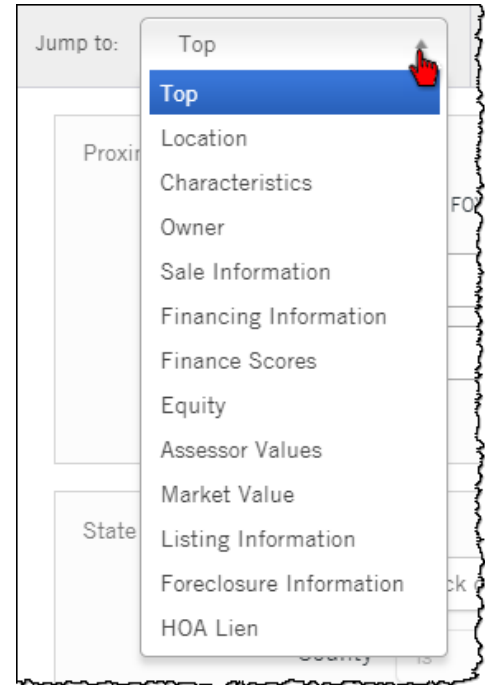
NOTE: The distance from the subject is measured from the edges of the parcel boundary, not the center point, so the shape drawn will follow the parcel’s shape.

Adding Filters

All option from the Advanced Search are available, allowing you to add such filters as:

- Finance scores, such as the purchase intel score
- Physical characteristics for similar properties
- Location information, such as subdivisions, school districts or local schools
- Mortgage or sales information
- Listing information (e.g. active, pending, contingent)
- HOA information, including outstanding liens
- Distressed flags, including auction (with future dates), default, and REO
- Owner occupancy, ethnicity, or other exemptions.

These options are found in the different sections of the Advanced Filters through the Jump To menu:



Common Filter Options:

Suggested options are included here. Not all filters are covered. See the Filters Catalog for more information.

Characteristics:

Land Use is a drop-selection of choices from Agriculture Types to Vacant Land Types. Each type selection contains subgroups.

To quickly search for a land use, type directly into the Land Use field and the platform will auto-suggest options (as shown at right).

Other characteristics can also be included in the filters.

The image shows a search interface with two main sections. The top section, titled 'CHARACTERISTICS', lists various filter fields: Land Use, County Land Use, Zoning Code, Site Influence, Year Built, Living Area (Sq. Ft.), and Bedrooms. A dropdown menu is open for the 'Land Use' field, showing a list of suggestions: Residential, Office & Residential (highlighted with a red arrow), Stores & Residential, Residential, Cabin, Condominium, Cooperative, High Rise Condo, Manufactured Home, Mid Rise Condo, and Mobile Home. The bottom section contains a series of 'is between' filters for: Year Built, Living Area (Sq. Ft.), Bedrooms, Bathrooms, Total Rooms, Lot Area, Lot Acreage, and Stories. Each filter has a dropdown menu and two input boxes for numerical values.

Equity Value takes a numeric value.

Equity % takes a percent range.

▼ EQUITY

Equity Value is between and

Equity % is between and

The values can be negative and done as a range.

Make sure to always go from lowest to highest values. For example:

Equity % is between -20% and 0%

Correct

Equity % is between 0% and -20%

Incorrect

TIP: If you are using the equity filter, it is recommended that you use percent ranges since the equity as a dollar value will change based upon market conditions and balances owed. Equity of \$1,000,000 may be 5% or 95% equity, depending up the value of the home and the outstanding loan balances.

Sales Information

Use this section to filter for homeowners surrounding your subject property that may have lived in their homes for an extended period of time and may be looking to move. Your proximity search can advertise that a home, similar to theirs, sold for a certain amount and help demonstrate market appreciation.

▼ **SALE INFORMATION**

Transaction Type

Sale Price and

Sale Price Type [Select all](#) | [Deselect all](#)

Last Sale Date and

Last Sale Recording Date and


Recording Month


Seller Name +

Transaction Deed Type [Select all](#) | [Deselect all](#)

Finance Scores

The scores indicate the preponderance or likelihood that a homeowner will move in a given period of time. These are premium fields and incur additional charges. For the purposes of the proximity search, the Purchase Intel Score will estimate the likelihood that a person is going to purchase another home.

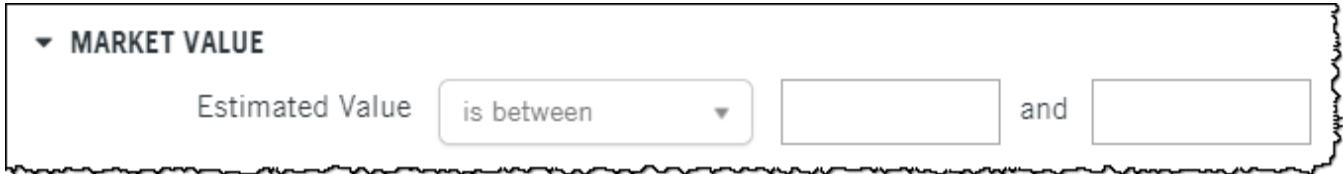
▼ **FINANCE SCORES** 

 Purchase Intel Score [Select all](#) | [Deselect all](#)

For more information on the Finance Scores, in the platform, click on the question mark next to the section header.

Market Value

The Market Value estimates are applied to every property using the TitleFlex Automated Valuation Model. Enter a range to filter for properties with a market value within the range.



▼ MARKET VALUE

Estimated Value is between and

Owner:

The Owner section is an extensive section that provides filters for:

- Occupancy
- Number of properties owned (by the homeowner)
- Out of area or out of state owners
- Owners with Canadian mailing address
- Corporate-owned properties
- Exemptions
- Ethnicity
- Do Not Mail flags.

Not all filters are covered. See the Filters Catalog for more information.

Contact information:

- DataTrace Customer Service: datatrace-cs.sna.ca@edatatrace.com or 800-221-2056
- DataTrace Customer Support: dbscrsupport@datatracetitle.com