



**TitleFlex**  
by Data Trace

# PROXIMITY SEARCHES

Rev. 201703

## Proximity Searches

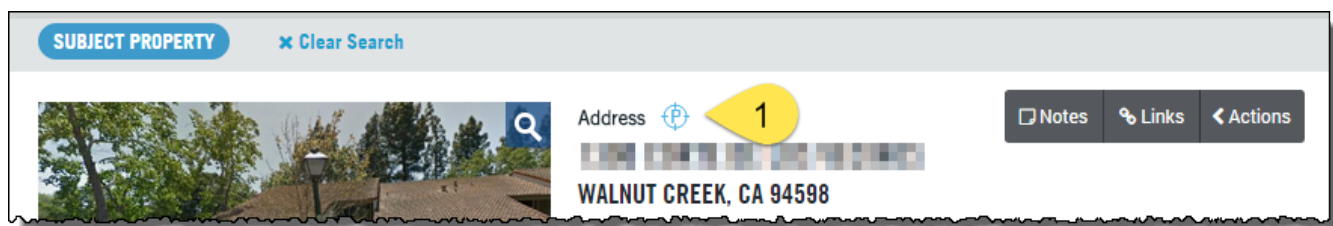
Use the Proximity search to retrieve a list of properties in a radius around a subject property that meet certain criteria. Common uses cases include:

- Mailing to homeowners near a listed property that might be interested in the property,
- Establishing comparable sales, or
- A mailing to owners who have built enough equity to consider moving to a larger residence.

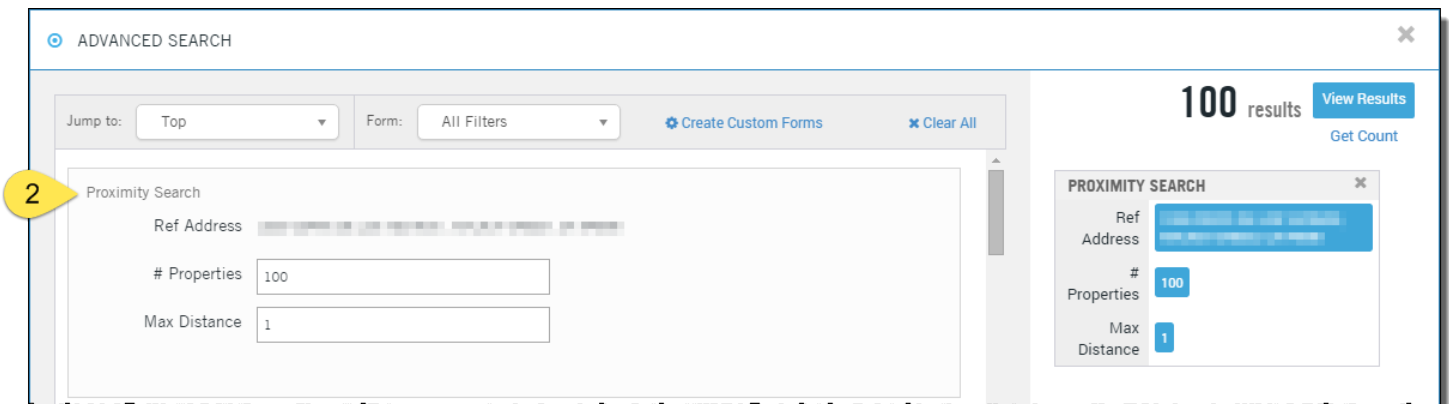
Set the distance far enough out to include properties meeting your criteria. As you add filter criteria, the search will expand up to your maximum distance.

## Using the Proximity Search

Locate the subject property that to be used as the center point of your proximity search. On the Subject Property tab, look for the capital P with the circle around it (1).



Click on the “P” to launch the proximity search feature. This will close the Subject Property Tab, open the filters, and setup the Proximity Search field.



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. If you are working in a rural area, there may only be a small number of properties in a one-mile radius, in which case you will need to increase the maximum distance. Establish the universe of data before adding filters. Remember, there is no charge for searching.

## Adding Filters

After starting the proximity search, you can select additional filters, such as:

- Physical characteristics
- Mortgage, Sales or Listing filters
- Distressed flags, including auction (with future dates), default, and REO
- Owner occupancy, ethnicity, or other exemptions.

### Common Filter Options:

Suggested options are included here with an example at right. Not all filters are covered. See the Filters Catalog for more information.

#### Characteristics:

Physical characteristics, such as Land Use, Living Area (Sq. Ft.), Bedrooms, Bathrooms, and Lot Area would help ensure that the proximity search returns comparable properties. Additional options, such as Stories and Pool would be helpful in comparing “like to like” properties.

#### Sale Information

Use the sales filters to limit the returns to homes that sold within a certain number of months in the past. Combined with the characteristics filters, this will ensure that the results are not only similar physically, but sold recently. The Last Sale Date / Last Sale Recording Date contain options for sales that occurred in the last three, six, twelve and twenty-four months. Insert custom date ranges if required.

#### Financing Information

These filters will limit the proximity search homes that have similar financing, lenders or title companies.

#### Listing Information

Use this filter group to limit the return to homes that are (or were) for sale. Options include Active, Pending and Contingent as well as date range limiters.

#### Foreclosure Information

This group has filters to search for properties in a foreclosure state or that were in foreclosure.

#### Owner

Filter by the owner names, ethnicity or mailing information, including out-of-state and out-of-country mailing addresses.

#### Value

These filters include the County Assessor provided values and First American’s market estimate along with equity estimates.

The screenshot displays a search interface with the following elements:

- Results:** 17 results, with buttons for "View Results" and "Get Count".
- PROXIMITY SEARCH:** A search box with fields for "Ref Address" and "Max Distance" (set to 1). A "# Properties" filter is set to 100.
- CHARACTERISTICS:** A list of filters including:
  - Land Use: Single Family Residence / SFR
  - Living Area (Sq. Ft.): 1700 - 1800
  - Bedrooms: 3
  - Bathrooms: 2 - 3
  - Pool: No
- SALE INFORMATION:** A filter for "Last Sale Date" set to 09/06/2016 - 03/06/2017.