### 5 Easy Steps to Instant and Accurate Property Valuation

1. **Find the Subject Property Using Simple Search Criteria**
   
   Search by using only the address or PID to locate the subject property.

2. **View Comparable Properties**
   
   The characteristics of three comparable properties that have recently sold in a similar neighbourhood are included with those of the subject property in The Property Valuator™ report. Reporting details include address, lot size, building characteristics such as year built, number of bathrooms and bedrooms and recent assessed values.

3. **Trust Landcor To Put It In Perspective**
   
   Landcor’s valuation system analyzes comparable sales data to identify any differences that may exist in property attributes, location or time, and generates a market value that incorporates the relative value of specific property characteristics at that given time.

4. **Receive a Single Market Value Instantly**
   
   Rather than calculating a range of values like other AVMs (Automated Valuation Models), The Property Valuator combines traditional appraisal methodology with proprietary algorithms to deliver a single market value, more accurate than any other AVM in North America.

5. **Reduce Risk While Improving Your Service Experience**
   
   Make educated lending decisions with the comprehensive data available only from Landcor. Now you can save time and money while serving your customers more efficiently.

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Retrieve a reliable market value estimate in a matter of seconds, saving you time and money!
Comparable analysis provides three similar properties that have recently sold in the neighbourhood.

**Detailed characteristics are listed to show the relevance of the selected set.**

A current day estimated market value is calculated using Landcor’s proprietary valuation technology, giving you North America’s most accurate property valuation.

**Four years of assessed value is included to show the value trend for this property.**

Sales history for the property is included, illustrating sales frequency and market appreciation for the subject property.

**The average value in the neighbourhood is graphed to give a visual indicator of historical market volatility and potential future trends.**