# The Property Valuator™

The most accurate valuation tool in North America



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

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

#### **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.
- The Property Valuator reflects current market trends in its objective, real time valuation.

- 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.

#### 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.

#### Reduce Risk While Improving Your Service Experience

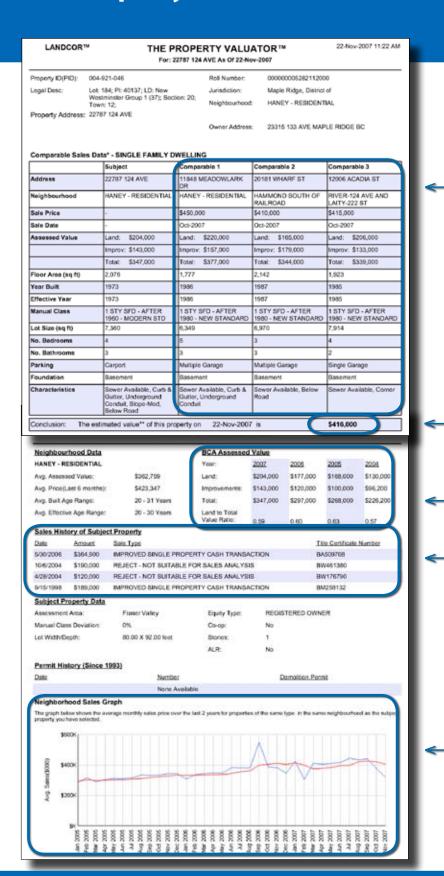
Make educated lending decisions with the comprehensive data available only from Landcor. Now you can save time and money while serving your customers more efficiently.

The Property Valuator has been proven to be within 10% of the actual sale price over 80% of the time; redefining AVM industry standards.

Retrieve a reliable market value estimate in a matter of seconds, saving you time and money!



## The Property Valuator™



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.

