

# Valuation Data Points

## Designed for seamless, accurate valuation

When valuing real estate is part of your regular business process, you need a solution that is both accurate and seamlessly integrates with the tools and workflows you've already established. HouseCanary Data Points include valuation-specific information that plugs directly into your existing workflow, giving you unparalleled real estate valuation accuracy and context exactly when and where you need it most.

### Recommended Data Points

#### Premium Valuation Data Points\*

##### Value

HouseCanary's proprietary AVM, updated monthly.

##### Land Value

HouseCanary's valuation for land a property sits on.

##### Value Distribution

Block and block group distribution summaries of property values and dollars per square foot.

##### Loan-to-Value (LTV) Details

Itemized active liens and details on monthly payment, interest rate, and more.

##### Loan-to-Value (LTV) Origination

Mortgage value compared to property value at time of origination, expressed as a ratio to help you determine risk.

##### Sales Comps

List of quantitatively-derived sales comparables based on a subject property.

##### Rental Comps

List of quantitatively-derived rental comparables based on a subject property

##### Value by Six Conditions

Our current condition rating of a property within the standardized condition rating (C1 through C6) conforming to the UAD guidelines for determining condition.

##### Value Analysis

Context and confidence for our automated valuation.

- Preliminary data density checks.
- Details on comps and neighborhood norms.
- AVM value and confidence level.
- Recommended next step for valuation process.

#### Data Points on Transaction History

##### Mortgage Lien

Details on mortgages and liens since the current owner purchased the property.

##### Sales History

Detailed history on all recorded transactions for the property.

##### Mortgage Lien All

Details on all mortgages and liens recorded for the property under any owner.

##### Tax History

Current and historical tax assessment values for the property.

## Additional Property Valuation Context

### Census

Statistical geographical areas including census tracts and urban areas.

### Property Details

Property assessment with building characteristics (bed, bath, etc).

### Listing Status

Latest status of a property listed for sale.

### Geocode

Property address converted to latitude and longitude coordinates.

### Geo Features

Geographic attributes of the property, including: frontage length in feet, orientation of the front of the house, HouseCanary's proprietary Privacy Scores, view angle from the backyard and from the center of the parcel, and measurement of how exposed the backyard is.

### Value Details Adjusted

Property value if bedrooms, bathrooms, square footage, or pool were added.

### Property Details Enhanced

In-depth property characteristics.

### Owner Occupied

Home-owner occupancy information.

### Value Within Block

Position of property value relative to block's value distribution.

## Data Points on Property Risk

### Crime

Crimes reported in the last two years on the block including property, violent, and other.

### FEMA Disaster Area

Details about open FEMA-recognized disasters.

### Flood

Flood hazard information from the FEMA Flood Map Center.

### Earthquake

Earthquake risk for the block according to U.S. Geological Survey.

### Hail

HouseCanary's summary of hailstorm activity for the block.

### Hurricane

HouseCanary's summary of hurricane activity for the block.

### Tornado

HouseCanary's summary of tornado activity for the block.

### Wind

HouseCanary's summary of windstorm activity for the block.

### NOD

Notice of default information.

### Schools

Information about nearby schools.

### Superfund

Federally designated toxic contamination cleanup sites on block.