



First American
CORELOGIC

Realist

A Quick Start Guide for New Users

Your MLS Logo **Realist**

Hello, Brent | Preferences | FAQ | Contact Us | Close Window

Home Searches Saved Searches Calculators Export Manager Realist ValueMap

State: PA County: CHESTER

Sales Statistics for CHESTER County PA

Realist's most recent recording date for this county is 08/28/2008

Single Family Residence		
Time Period	Number of Sales	Median Sale Price
Jul 2008	671	\$349,500
Jul 2007	774	\$375,000
Jun 2008	559	\$325,780
Jun 2007	658	\$363,500
2008 YTD	3,587	\$328,000
2007	6,881	\$340,000

Condominium		
Time Period	Number of Sales	Median Sale Price
Jul 2008	67	\$234,000
Jul 2007	88	\$234,500
Jun 2008	54	\$226,500
Jun 2007	79	\$224,825
2008 YTD	429	\$225,500
2007	778	\$228,880

Message Center

First American CoreLogic welcomes you!
We are pleased to welcome you to Realist's world-class data and mapping services.

Home Saved Searches Calculators Export Mgr Preferences FAQ Contact Us

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Realist is a service from:
First American CoreLogic
4 First American Way
Santa Ana, CA 92707

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1. Welcome To Realist

Realist is a richly featured, public record service that is fully integrated with your MLS system. Realist offers powerful software and eye-popping reports, all available in an easy-to-use interface. Realist will help you list and sell more efficiently, farm for new prospects more effectively, and increase your market knowledge. Welcome aboard!

This [Realist Quick Start Guide](#) is not an exhaustive guide to the service; rather it is written to help you become familiar and productive with core features as rapidly as possible.

Here are a few basics you need to know about the information and services typically contained in Realist.

Property data includes:

- Assessor data
- Sale and mortgage data
- Phone numbers
- Privacy encoding (National Do-Not-Call List, Direct Marketing Association opt-out, and state non-solicitation lists)
- Geo-coded data

Software services include:

- Address, street, owner, tax-id, and phone searches
- General query search
- Realist Maps, with support for searching, labels, identify, aerial and parcel views
- Saved searches
- Personally customize list and detail reports
- Personal preferences to control a variety of system services, such as the automatic comparable and neighbor searches
- Auto-population of new listings
- Link from listing directly to corresponding property in public records

Additional services include:

- Realist Maps, available in some locales with aerial and parcel overlays, Birds Eye images, and point-to-point driving directions
- Automatic comparable sales searches and enhanced reports
- Neighbor search for radius based searches for comps and marketing
- Realist ValueMap delivers automated home valuations and sparkling Web services

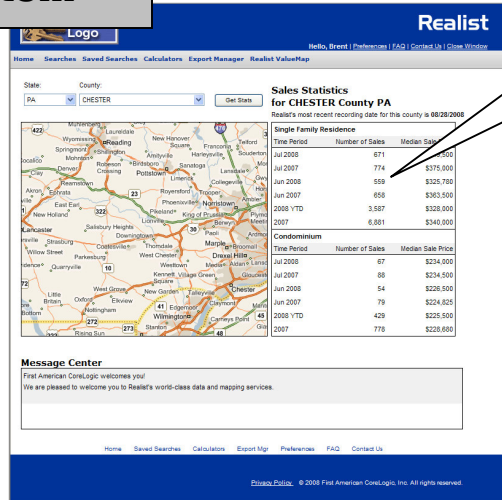
Export services include:

- Mailing labels exported to MS Word documents
- Exports to MS Excel or text for labels, brief or full records

2. How To Access Realist

You can only access Realist by logging into the MLS system, and then linking into Realist. The primary links from the MLS to Realist are:

**From Your
MLS System**



Realist

Home | Searches | Saved Searches | Calculators | Export Manager | Realist ValueMap

State: PA County: CHESTER Get State

Sales Statistics for CHESTER County PA
Realist's most recent recording date for this county is 08/28/2008.

Single Family Residence		
The Period	Number of Sales	Median Sale Price
Jul 2008	671	\$175,000
Jul 2007	774	\$175,000
Jun 2008	558	\$165,700
Jun 2007	656	\$163,000
2008 YTD	3,587	\$138,000
2007	6,881	\$140,000

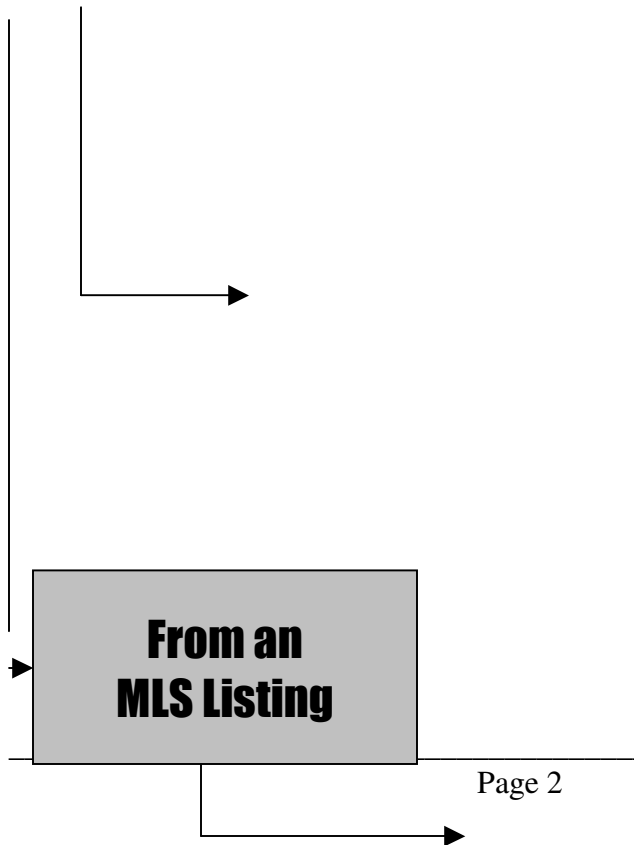
Condominium		
The Period	Number of Sales	Median Sale Price
Jul 2008	87	\$224,000
Jul 2007	68	\$224,000
Jun 2008	54	\$226,000
Jun 2007	79	\$224,825
2008 YTD	429	\$225,500
2007	776	\$228,600

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Home | Saved Searches | Calculators | Export Mgr | Preferences | FAQ | Contact Us

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The Realist Home Page is your gateway to searches, reports, and marketing.



Record 1 of 1

Comparable Properties | Neighbors

Document Image | Realist Map | Flood Map | Assessor Map

Neighborhood Profile | Get Directions

Property Detail Report

Subject Property
824 Robert Dean Dr
Downingtown, PA 19335-4469
Uwchlan Twp - Chester County

Owner Info:
Owner Name : Rupsis Mark J
Owner Name 2 : Rupsis Eleanor C
Owner Phone : (610) 269-4994 (no calls)
Tax Billing Address : 824 Robert Dean Dr
Tax Billing City & State : Downingtown PA
Tax Billing Zip : 19335
Tax Billing Zip+4 : 4469
County Use Code : Single Family/Cabin
Universal Land Use : SFR

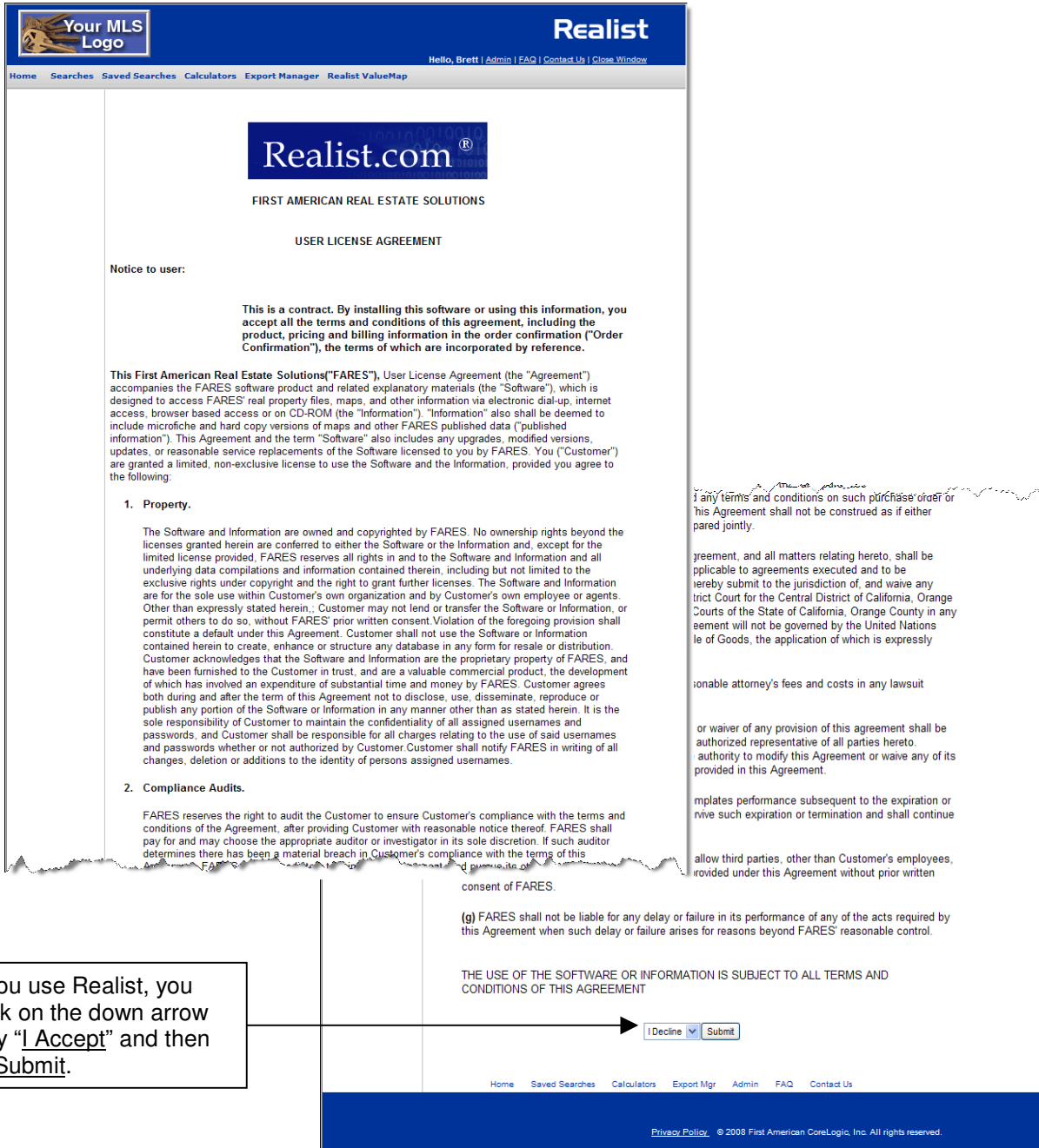
Location Info:
School District Name : Downingtown
School District : Downingtown
Subdivision : Upper Welsh Ayres Ph I
Census Tract : 3044.02
Carrier Route : R005
Zoning : R0
Traffic : Sidewalk
Map Page/Grid : 33-03
Old Map : 20-F6

Tax Info:
Tax ID : 33-003-0209-0000
Tax Year : 2009
School Tax : \$6,241
Township Tax : \$29
County Tax : \$932
Annual Tax : \$7,202
Land Assessment : \$46,910
Improved Assessment : \$195,080
Total Assessment : \$244,990
% Improv : 81%
Tax Appraisal Area : 33
Legal Description : Ws Robert Dean Dr Lot 66 & Dwg
Assessment Year : 2009
Lot Number : 66

Characteristics:
Lot Acres : .428
Lot Sq Ft : 18,643
Basement Type : Full
Style : Colonial
Building Sq Ft : 2,966
Water : Public
Sewer : Public Service
Cooling Type : Central
Heat Type : Heat Pump
Garage Type : Attached Garage

3. Your First Time Visiting Realist

Similar to other systems, the first time you visit Realist, you will see an End User License Agreement. Please read the agreement carefully. You must click on “I Accept” at the bottom of the page before you gain access to the system.



Your MLS Logo **Realist**

Hello, Brett | Admin | FAQ | Contact Us | Close Window

Home | Searches | Saved Searches | Calculators | Export Manager | Realist ValueMap

Realist.com
FIRST AMERICAN REAL ESTATE SOLUTIONS

USER LICENSE AGREEMENT

Notice to user:

This is a contract. By installing this software or using this information, you accept all the terms and conditions of this agreement, including the product, pricing and billing information in the order confirmation ("Order Confirmation"), the terms of which are incorporated by reference.

This First American Real Estate Solutions("FARES"), User License Agreement (the "Agreement") accompanies the FARES software product and related explanatory materials (the "Software"), which is designed to access FARES' real property files, maps, and other information via electronic dial-up, internet access, browser based access or on CD-ROM (the "Information"). "Information" also shall be deemed to include microfiche and hard copy versions of maps and other FARES published data ("published information"). This Agreement and the term "Software" also includes any upgrades, modified versions, updates, or reasonable service replacements of the Software licensed to you by FARES. You ("Customer") are granted a limited, non-exclusive license to use the Software and the Information, provided you agree to the following:

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- 2. Compliance Audits.**

FARES reserves the right to audit the Customer to ensure Customer's compliance with the terms and conditions of the Agreement, after providing Customer with reasonable notice thereof. FARES shall pay for and may choose the appropriate auditor or investigator in its sole discretion. If such auditor determines there has been a material breach in Customer's compliance with the terms of this Agreement, FARES reserves the right to terminate the license and pursue its legal remedies.

(g) FARES shall not be liable for any delay or failure in its performance of any of the acts required by this Agreement when such delay or failure arises for reasons beyond FARES' reasonable control.

THE USE OF THE SOFTWARE OR INFORMATION IS SUBJECT TO ALL TERMS AND CONDITIONS OF THIS AGREEMENT

I Decline Submit

Home | Saved Searches | Calculators | Export Mgr | Admin | FAQ | Contact Us

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Before you use Realist, you must click on the down arrow to display “I Accept” and then click on Submit.

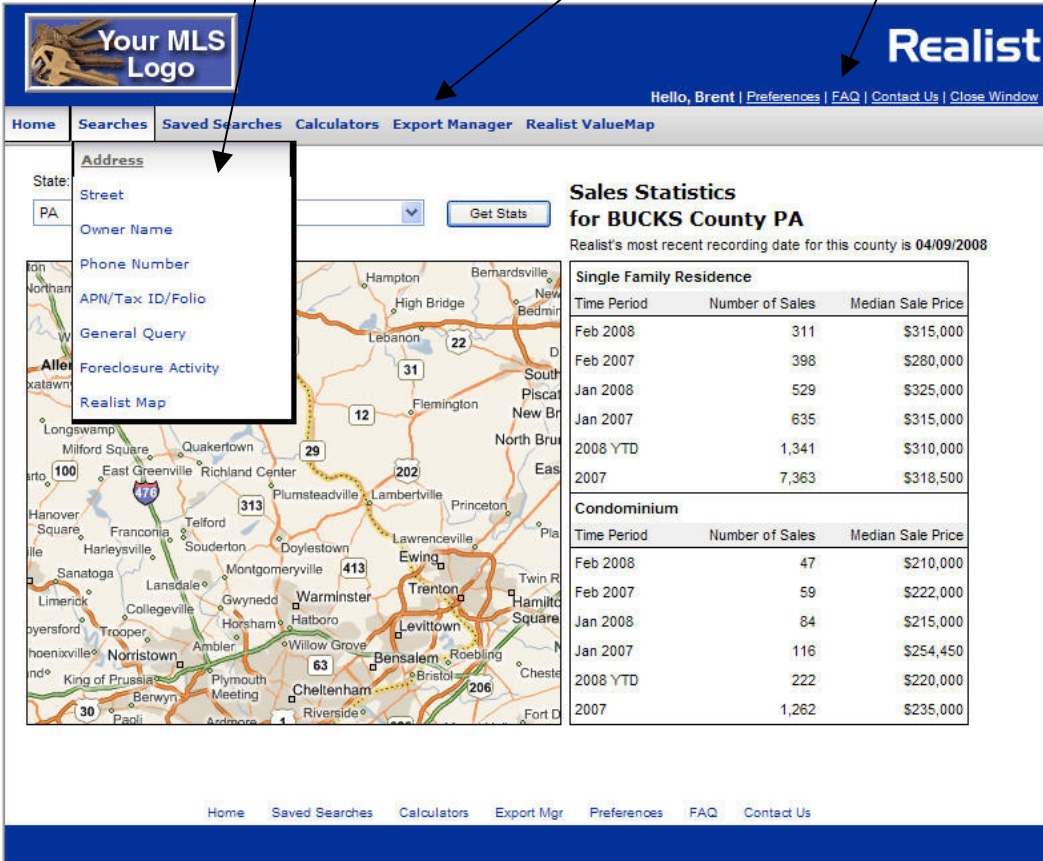
4. The Realist Home Page

The Realist home page is your gateway to public record information. You can check sales statistics for counties served by the MLS, start searches, or access other Realist services from the menu bar.

Click on [Searches](#) from the Realist home page to instantly begin any type of search you wish to perform.

The [menu bar](#) at the top of the home page is always visible and offers quick access to all main Realist functions, such as Saved Searches and the Export Manager.

Preferences and other help services appear above the main menu bar. The [FAQ](#) is a comprehensive online help facility that also offers a printable PDF file.



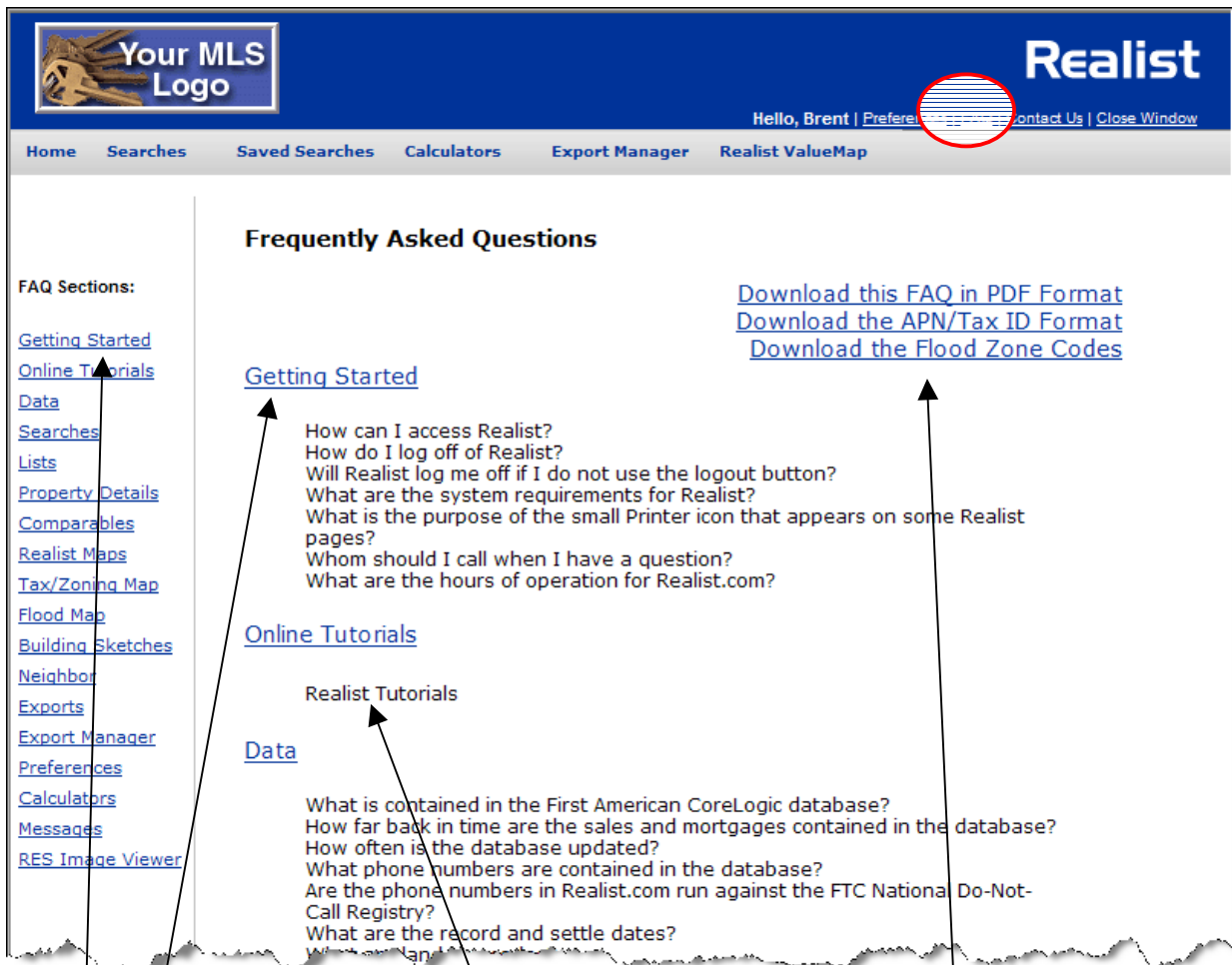
The screenshot shows the Realist home page interface. At the top right, the 'Realist' logo is displayed. Below it, a navigation bar contains links for 'Hello, Brent | Preferences | FAQ | Contact Us | Close Window'. A secondary menu bar includes 'Home', 'Searches', 'Saved Searches', 'Calculators', 'Export Manager', and 'Realist ValueMap'. A search form is visible with fields for 'State' (set to PA), 'Street', 'Owner Name', 'Phone Number', 'APN/Tax ID/Folio', and 'General Query'. A dropdown menu is open over the search form, listing options like 'Foreclosure Activity' and 'Realist Map'. To the right, 'Sales Statistics for BUCKS County PA' are shown, with a table for 'Single Family Residence' and another for 'Condominium'. The bottom of the page features a footer with links for 'Home', 'Saved Searches', 'Calculators', 'Export Mgr', 'Preferences', 'FAQ', and 'Contact Us'.

Single Family Residence		
Time Period	Number of Sales	Median Sale Price
Feb 2008	311	\$315,000
Feb 2007	398	\$280,000
Jan 2008	529	\$325,000
Jan 2007	635	\$315,000
2008 YTD	1,341	\$310,000
2007	7,363	\$318,500

Condominium		
Time Period	Number of Sales	Median Sale Price
Feb 2008	47	\$210,000
Feb 2007	59	\$222,000
Jan 2008	84	\$215,000
Jan 2007	116	\$254,450
2008 YTD	222	\$220,000
2007	1,262	\$235,000

5. Frequently Asked Questions Page

The place to go for any questions you may have about Realist!



Frequently Asked Questions

Download this FAQ in PDF Format
 Download the APN/Tax ID Format
 Download the Flood Zone Codes

Getting Started

- How can I access Realist?
- How do I log off of Realist?
- Will Realist log me off if I do not use the logout button?
- What are the system requirements for Realist?
- What is the purpose of the small Printer icon that appears on some Realist pages?
- Whom should I call when I have a question?
- What are the hours of operation for Realist.com?

Online Tutorials

Realist Tutorials

Data

- What is contained in the First American CoreLogic database?
- How far back in time are the sales and mortgages contained in the database?
- How often is the database updated?
- What phone numbers are contained in the database?
- Are the phone numbers in Realist.com run against the FTC National Do-Not-Call Registry?
- What are the record and settle dates?

FAQ Sections:

- [Getting Started](#)
- [Online Tutorials](#)
- [Data](#)
- [Searches](#)
- [Lists](#)
- [Property Details](#)
- [Comparables](#)
- [Realist Maps](#)
- [Tax/Zoning Map](#)
- [Flood Map](#)
- [Building Sketches](#)
- [Neighbor](#)
- [Exports](#)
- [Export Manager](#)
- [Preferences](#)
- [Calculators](#)
- [Messages](#)
- [RES Image Viewer](#)

The FAQ page is organized into sections that are hyperlinked on the list to the right. Just click on the topic to go right to any questions you have about that topic! Each question is hyperlinked in the same manner for quick access to answers.

The Realist FAQ page contains a link to the Realist online training tutorials series. Tutorials are about ten minutes. Broadband access to the Internet is recommended to use this feature. Tutorials require that users are able to open Shockwave Flash files (SWF) format.

The FAQ section is also able to be downloaded in PDF format and includes tables that include formats for APN/Tax ID/Parcel ID's and Flood Zone Codes.

6. Navigating Realist

A few tips will enable you to move around Realist in a jiffy!



The screenshot shows the Realist website interface. At the top, there is a navigation menu with links for Home, Searches, Saved Searches, Calculators, Export Manager, and Realist ValueMap. A breadcrumb trail is visible: Home → Saved Searches → Address → Property List → Property Detail. Below the breadcrumb, there are several buttons: Refresh Page, Comparable Properties, Neighbors, Document Image, Realist Map, Flood Map, Assessor Map, Neighborhood Profile, and Get Directions. The main content area displays the Property Detail Report for 818 N 23rd St, Philadelphia, PA. It includes Owner Info (Ernst Lisa A, Biggin Andrew E), Location Info (Philadelphia City, Philadelphia City Sd), and other details like Tax Billing Zip (19130) and Flood Zone Panel (4207570183F). A map shows the location of the property on N 23rd St.

You should not use the browser's back and forward buttons to navigate Realist. Rather, use the "breadcrumbs" that appear on each page to navigate to any page you visited in route to the one you are viewing.

Buttons such as those pictured here enable you to navigate to the next or previous record, or to additional reports and features.

Note that available buttons will vary from MLS to MLS.

7. Search Pages

Realist offers many useful searches, including the Street Search pictured here. All search pages are clearly organized for easy use. Click Search to get instant results or click Save Search to confidentially store the search parameters for re-use.

The Street Search is a representative Realist search page. It enables you to search up to ten (10) streets in one search, while narrowing the results by a number of other key criteria.

Some drop down boxes, such as state and county, only allow you to make just one choice. Others, such as zip code allow you to select more than one choice by pressing the Control key while clicking each choice.

Search pages offer many useful parameters to help you conduct more effective searches for marketing and comparable activities. For example, the Street Search enables you to pinpoint owners using advanced Marketing Options

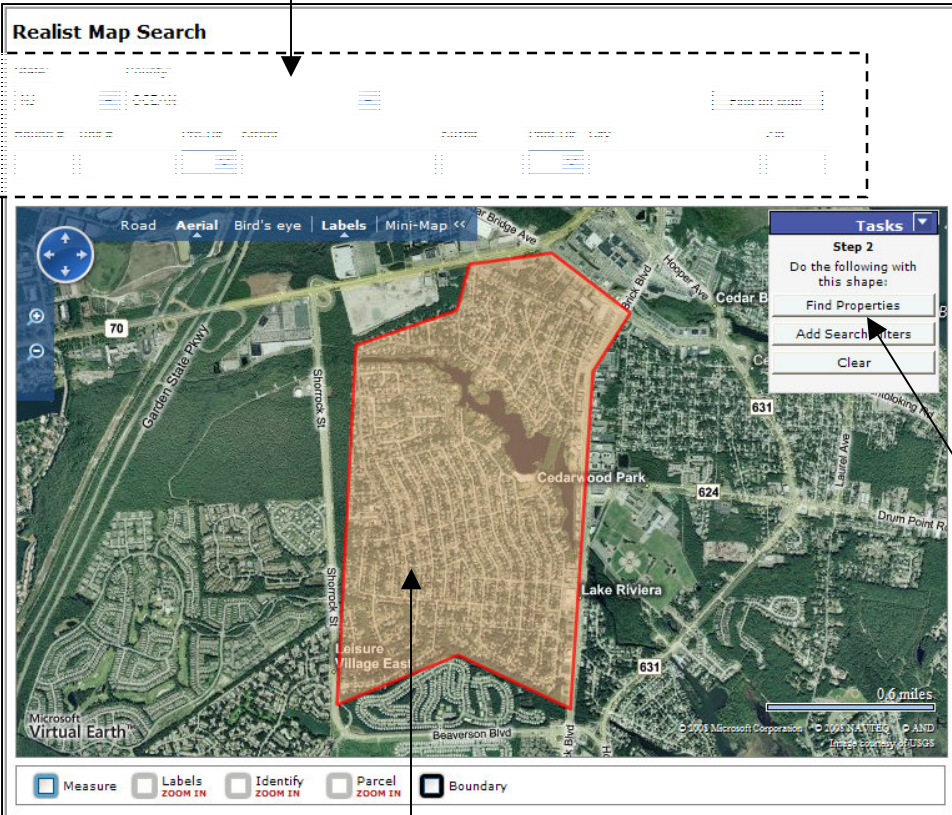
All of the following searches enable you to store and recall search parameters:

- Address
- Street
- Owner Name
- Foreclosure
- Phone Number
- APN/Tax-ID
- General Query

8. Realist Map Search

The Realist Map Search enables you to paint a search geographically. Use “Find on Map” to instantly zoom to a locale in which you wish to search. Then draw the exact area in which you wish to retrieve properties using a radius, rectangle, and even polygon. In addition, Search Filters enable you to narrow the geographically-based results by other parameters such as bedrooms, sale price or sale date.

To center the map on a specific location, change the county if you wish, then enter the house number and street name, and city or zip code. If you wish, simply enter a city or zip code to find the general area. Once your choices are entered, click [Find on Map!](#)



The screenshot displays the 'Realist Map Search' interface. At the top, there is a search bar and a 'Find on Map!' button. Below this is a map showing a residential area with a red polygon drawn around a specific neighborhood. A 'Tasks' menu is open, showing 'Step 2' with options: 'Find Properties', 'Add Search Filters', and 'Clear'. The map includes various street names like Garden State Pkwy, Shorrock St, Cedarwood Park, and Lake Riviera. A scale bar indicates 0.6 miles.

Polygon searching enables you to find properties in irregularly shaped locales. For example, you can trace the boundaries of a lake or areas featuring a particular home model for a search. To draw the polygon, simply click on each corner of the search area.

Once the boundaries of your search area are defined, start a search by clicking [Find Properties](#).

Or click [Add Search Filters](#) if you wish to narrow the returned properties using other criteria such as purchase price, purchase date, type of home or even homes with a foreclosure action.

For a polygon search like the one above, simply click each corner of the area you wish to search. For rectangle search, simply click the opposite corners of the perimeter you wish to search. And for a radius search, click the center point and outer perimeter of the circle you wish to search.

9. Foreclosure Search

It is often said that one man's misfortune is another's opportunity. Use the Realist Foreclosure Activity Search to find such opportunities!

Please note that foreclosure services are a Realist option and are not available in all locales. Please check with your MLS to determine if they are part of your Realist solution.

Within Realist, foreclosure activity is divided into three stages: Pre-foreclosure, Auction, and Bank Owned. A simple view of using each stage suggests searching pre-foreclosure to identify short sale opportunities, search the auction stage to identify investment opportunities, and the bank owned stages to identify listing opportunities.

Foreclosure Activity Search

Please complete the fields below to begin your search.

State:

County:

Realist's most recent recording date for this county is 05/28/2009

Zip: (optional)

Foreclosure Stage:

Folio Number:

Case Number:

Lien Type:

House Number:

Pre-Direction:

Street Name:

Street Suffix:

Unit Number:

Post-Direction:

City:

Subdivision:

Auction Date: to (ex: 01/01/2004)

Posted Date: to

Foreclosure Recording Date: to

REO Recording Date: to

Search by Foreclosure Stage to target those homes in pre-foreclosure status, those scheduled for auction, or those which are bank-owned as a by product of foreclosure.

Each search must select a specific county, but you can narrow the search to specific zip codes, streets or subdivisions.

10. Multi Line Lists

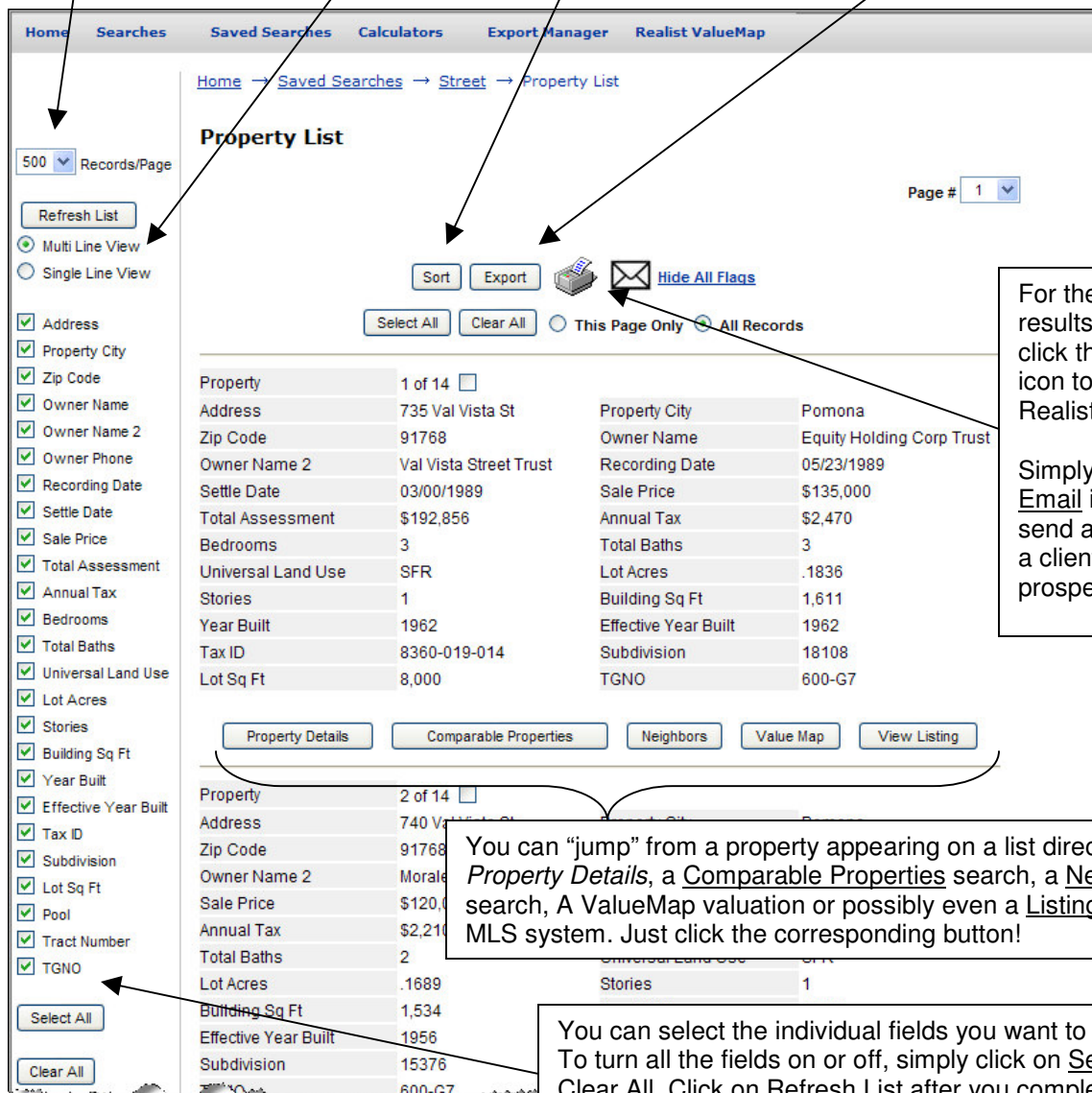
Multi-line lists are ideal for creating custom reports and printing.

Lists are presented in pages. You can view up to 500 properties per page.

You can view lists in Multi or Single Line formats. The page below is a Multi-line list.

You can Sort property lists on any field available on the list.

You can export records on any list to mailing labels, Excel or an ASCII file. Just click on the Export button!



The screenshot shows the 'Property List' interface with the following elements:

- Navigation:** Home, Searches, Saved Searches, Calculators, Export Manager, Realist ValueMap
- Breadcrumbs:** Home → Saved Searches → Street → Property List
- Page Controls:** 500 Records/Page, Refresh List, Multi Line View (selected), Single Line View, Page # 1
- Actions:** Sort, Export, Hide All Flags, Select All, Clear All, This Page Only, All Records
- Field Selection:** A list of fields with checkboxes, including Address, Property City, Zip Code, Owner Name, etc.
- Property Data:** A table showing details for 1 of 14 properties, including Address (735 Val Vista St), City (Pomona), and various metrics like Sale Price (\$135,000) and Tax (\$2,470).
- Navigation Buttons:** Property Details, Comparable Properties, Neighbors, Value Map, View Listing

Callout Box 1 (Top Left): Lists are presented in pages. You can view up to 500 properties per page.

Callout Box 2 (Top Middle): You can view lists in Multi or Single Line formats. The page below is a Multi-line list.

Callout Box 3 (Top Right): You can Sort property lists on any field available on the list.

Callout Box 4 (Far Right): You can export records on any list to mailing labels, Excel or an ASCII file. Just click on the Export button!

Callout Box 5 (Middle Right): For the best results, always click the Printer icon to print Realist reports. Simply click the Email icon to send a report to a client or prospect!

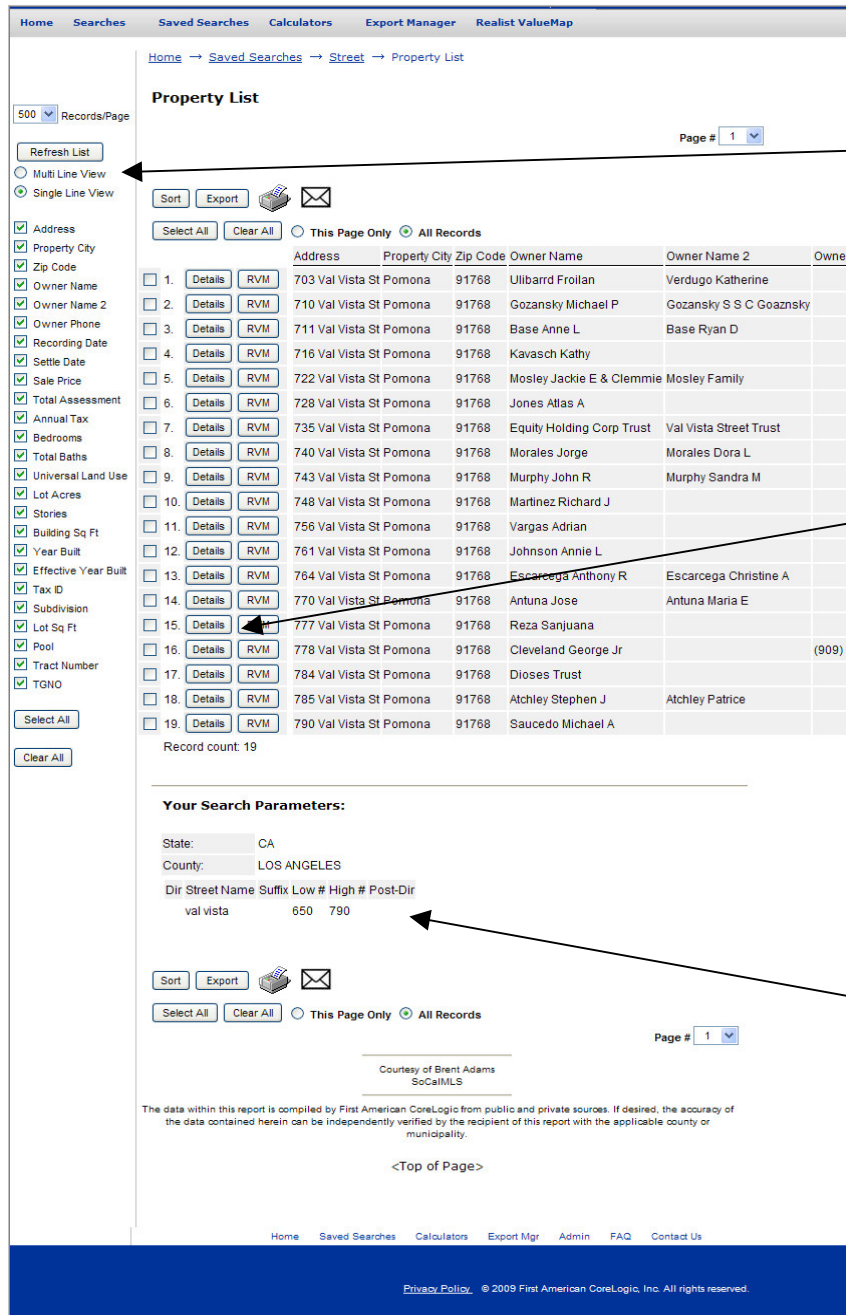
Callout Box 6 (Bottom Middle): You can "jump" from a property appearing on a list directly to the Property Details, a Comparable Properties search, a Neighbors search, A ValueMap valuation or possibly even a Listing from the MLS system. Just click the corresponding button!

Callout Box 7 (Bottom Right): You can select the individual fields you want to see on a list. To turn all the fields on or off, simply click on Select All or Clear All. Click on Refresh List after you complete your changes. Realist always remembers your most recent field selections.

11. Single Line Lists

Single line lists are ideal for comparing data in a spreadsheet style. They offer all the popular features available from multi-line lists.

Through Realist preferences, you can set your default list format to the multi or single line view.



The screenshot displays the 'Property List' interface. At the top, there are navigation tabs: Home, Searches, Saved Searches, Calculators, Export Manager, and Realist ValueMap. Below these, the breadcrumb path is 'Home → Saved Searches → Street → Property List'. The interface includes a 'Records/Page' dropdown set to 500, a 'Refresh List' button, and radio buttons for 'Multi Line View' and 'Single Line View'. A table of 19 property records is shown, with columns for Address, Property City, Zip Code, Owner Name, and Owner Name 2. Each row has a 'Details' button and an 'RVM' button. Below the table, there are search parameters: State: CA, County: LOS ANGELES, Dir: val vista, Street Name: 650, Low #: 790, High #: 790, Post-Dir: 790. At the bottom, there is a footer with 'Privacy Policy' and '© 2009 First American CoreLogic, Inc. All rights reserved.'

Click on Single Line View and then on Refresh List to View lists in a format like this!

From the Single Line View, click on the Details button to view complete property information. Or click RVM to get an Automated Valuation on the property.

Search parameters always appear at the bottom of each page in a Realist list.

12. Property Detail Reports

Property detail reports provide the most complete information available on each property in the Realist database. The report is organized into logical sections of information. Note that the best available property address appears at the top of each report.

Record 1 of 1  

Property Detail Report
Subject Property

**55 Willow Tree Ln
Irvine, CA 92612-2252
Orange County**

Owner Info:			
Owner Name:	Orphan Raymond A	County Use Code:	Single Fam Residence
Owner Phone:	(949) 654-4848 (no calls)	Universal Land Use:	SFR
Tax Billing Address:	55 Willow Tree Ln	State:	CA
Tax Billing City & State:	Irvine CA	Carrier Route:	C018
Tax Billing Zip:	92612	Ownership Right Vesting:	TRUST
Tax Billing Zip+4:	2252	Owner Occupied:	0
Recording Date:	04/03/1998	Pool:	Pool & Jacuzzi
Annual Tax:	\$2,887		

Location Info:			
School District:	Irvine	Carrier Route:	C018
Subdivision:	6524	Flood Zone Panel:	0602220291H
Census Tract:	626.12	Panel Date:	02/18/2004
Tract Number:	6524	Flood Zone Code:	X

Tax Info:			
Parcel ID:	45313344	Improved Assessment:	\$80,278
Tax ID:	453-133-44	Total Assessment:	\$282,985
Tax Year:	2008	% Improv:	28%
Annual Tax:	\$2,887	Tax Area:	26007
Homestead:	Homeowner	Legal Description:	N Tr 6524 Lot 106
Assessment Year:	2008	Lot Number:	106
Land Assessment:	\$202,707	Price Per Sq Ft:	\$171.23

Characteristics:			
Lot Acres:	.08	Patio Type:	Covered Patio
Style:	Contemporary	Garage Type:	Garage/Carport
Building Sq Ft:	1,314	Garage Capacity:	2
Stories:	1	Roof Material:	Wood Shake
Condition:	Fair	Construction:	Frame
Quality:	Average	Exterior:	Stucco
Total Rooms:	5	Pool:	Pool & Jacuzzi
Bedrooms:	3	Year Built:	1974
Total Baths:	2	Other Impvs:	Covered Patio, Open Deck
Full Baths:	2	Other Rooms:	Atrium
Condo Amenities:	Tennis, Community Pool	Equipment:	Range Oven, Dishwasher, Disposal, Range Hood
Water:	Public	Lot Sq Ft:	1,500
Sewer:	Public Service	County Use Code:	Single Fam Residence
Heat Type:	Baseboard		

Last Market Sale:			
Recording Date:	04/03/1998	Deed Type:	Grant Deed
Settle Date:	03/05/1998	Owner Name:	Orphan Raymond A
Sale Price:	\$225,000	Seller:	Gabbay Shlomo M
Document No:	195880	Price Per Sq Ft:	\$171.23

Sales History:		More History	
Recording Date:	07/10/2006	07/02/2002	04/03/1998
Sale Price:			\$225,000
Nominal:	Y	Y	Y
Buyer Name:	Orphan Raymond A Trust	Orphan Ray A	Orphan Raymond A
Seller Name:	Orphan Raymond A	Orphan Raymond A	Gabbay Shlomo M
Document No:	458553	554262	195880
Document Type:	Trustee's Deed (Transfer)	Grant Deed	Grant Deed
Sale/Settlement Date:	07/07/2006	06/26/2002	03/05/1998

Mortgage History:			
Mortgage Date:	10/16/2007	06/05/2006	06/24/2005
Mortgage Amt:	\$539,940	\$104,696	\$145,304
Mortgage Lender:	Washington Mutual Bk	Washington Mutual Bk	Washington Mutual Bk
Mortgage Type:	Conventional	Conventional	Conventional

Buttons appearing above the property information enable you to navigate to other Realist reports and features.

For example, just click [Comparable Properties](#) to prepare a comp report.

Please note that the buttons appearing above the report may vary for your MLS.

Refresh Page

- Owner Info
- Location Info
- Tax Info
- Characteristics
- Last Market Sale
- Sales History
- Mortgage History

Realist also memorizes the sections of the detailed property report you like to display and print. Tag each section of the report you wish to display or print, then click [Refresh](#) to re-display the report with your new preferences.

Realist also gives each user the ability to customize the format of Property & Foreclosure Detail reports. The report above is pictured in Classic View. You may also choose Contemporary View – a new look! Contemporary View gives you the option of showing a thumbnail aerial or road map image at the top of the report. Each of these features is controlled from the Preferences Page.

Select report format: Contemporary ▾
 Display subject property map on Contemporary report: Include Aerial Map ▾

[Refresh Page](#)

- Owner Info
- Location Info
- Tax Info
- Characteristics
- Last Market Sale
- Sales History
- Mortgage History
- Features

Next Record 1 of 2

[Comparable Properties](#) [Neighbors](#)

[Document Image](#) [Realist Map](#) [Flood Map](#) [Assessor Map](#)

[Neighborhood Profile](#) [Get Directions](#)

Property Detail Report

Subject Property

55 Willow Tree Ln
Irvine, CA 92612-2252
Orange County



Owner Info:

Owner Name : Orphan Raymond A	Tax Billing Zip : 92612
Owner Phone : (949) 654-4848 (no calls)	Tax Billing Zip+4 : 2252
Tax Billing Address : 55 Willow Tree Ln	County Use Code : Single Fam Residence
Tax Billing City & State : Irvine CA	Universal Land Use : SFR

Location Info:

School District : Irvine	Flood Zone Panel : 0602220291H
Subdivision : 6524	Panel Date : 02/18/2004
Census Tract : 626.12	Flood Zone Code : X
Tract Number : 6524	Map Page/Grid : 860-C7
Carrier Route : C018	Old Map : 29-A5

Tax Info:

Tax ID : 453-133-44	Improved Assessment : \$80,278
Tax Year : 2008	Total Assessment : \$282,985
Annual Tax : \$2,887	% Improv : 28%
Homestead : Homeowner	Tax Area : 26007
Assessment Year : 2008	Legal Description : N Tr 6524 Lot 106
Land Assessment : \$202,707	Lot Number : 106

Characteristics:

Lot Acres : .08	Heat Type : Baseboard
Lot Sq Ft : 1,500	Patio Type : Covered Patio
Style : Contemporary	Garage Type : Garage/Carport
Building Sq Ft : 1,314	Garage Capacity : 2
Stories : 1	Roof Material : Wood Shake
Condition : Fair	Construction : Frame
Quality : Average	Exterior : Stucco
Total Rooms : 5	Pool : Pool & Jacuzzi
Bedrooms : 3	Year Built : 1974
Total Baths : 2	Other Impvs : Covered Patio, Open Deck
Full Baths : 2	Other Rooms : Atrium
Condo Amenities : Tennis, Community Pool	Equipment : Range Oven, Dishwasher, Disposal, Range Hood
Water : Public	Gross Bldg Area : 1,314
Sewer : Public Service	# of Buildings : 1

Last Market Sale:

Recording Date : 04/03/1998	Deed Type : Grant Deed
Settle Date : 03/05/1998	Buyer : Orphan Raymond A
Sale Price : \$225,000	Seller : Gabbay Shlomo M
Sale Type : Full	Price Per Sq Ft : \$171.23
Document No : 195880	

Sales History: [More History](#)

Recording Date	07/02/2002	04/03/1998	04/03/1998
Sale/Settlement Date	07/07/2006	06/26/2002	03/05/1998
Sale Price		\$225,000	03/10/1998
Nominal	Y	Y	Y
Buyer Name	Orphan Raymond A Trust	Orphan Ray A	Orphan Raymond A
Seller Name	Orphan Raymond A	Gabbay Shlomo M	Orphan Maria T
Document No	459553	554262	195880
Document Type	Trustee's Deed (Transfer)	Grant Deed	Grant Deed

Mortgage History:

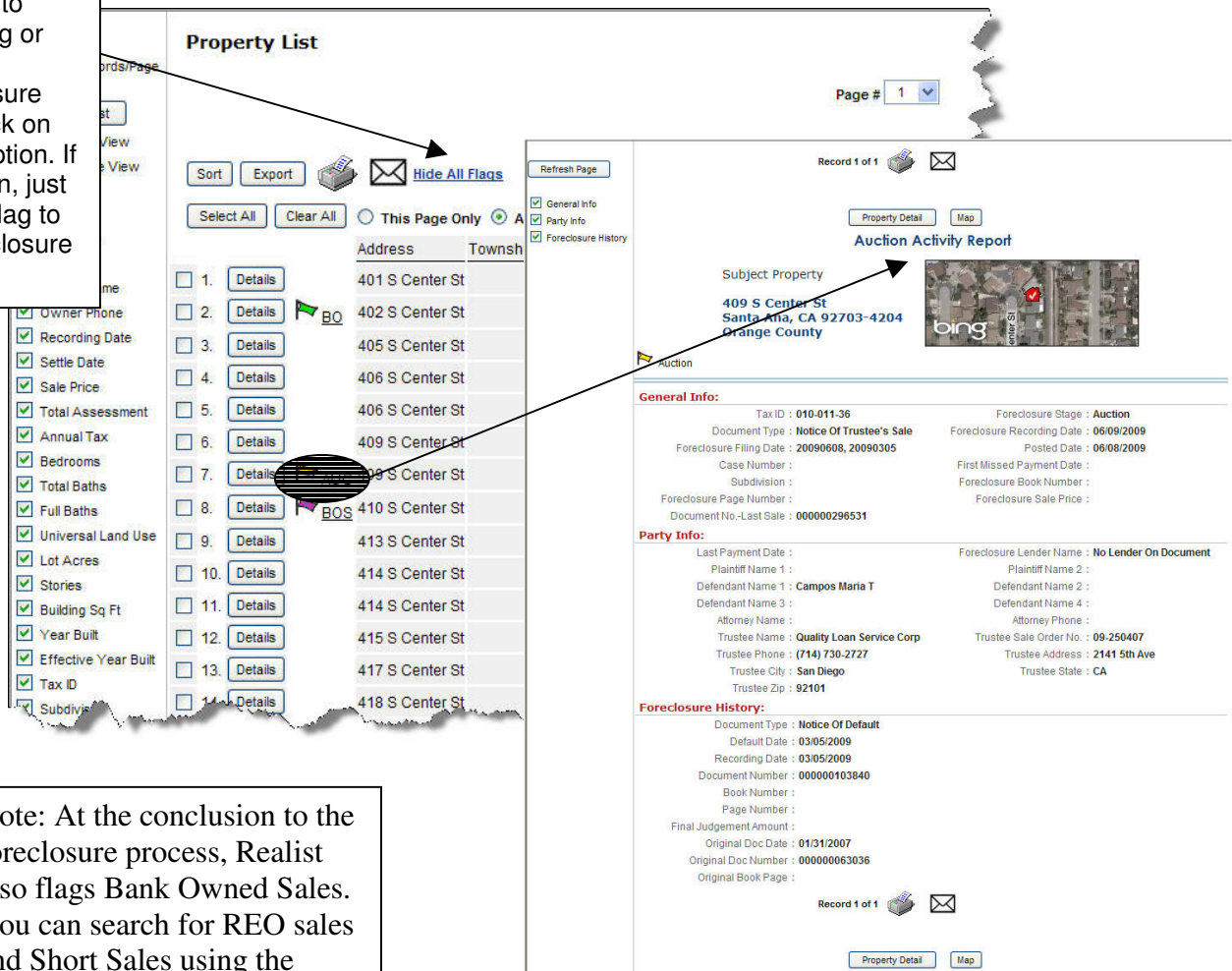
Mortgage Date	10/16/2007	06/05/2006	06/24/2005	07/07/2003
Mortgage Amt	\$539,940	\$104,696	\$145,304	\$40,000
Mortgage Lender	Washington Mutual Bk	Washington Mutual Bk	Washington Mutual Bk	Countrywide Hm Lns Inc
Mortgage Type	Conventional	Conventional	Conventional	Conventional

13. Foreclosure Reports

Each Realist property report flags the presence of a pre-foreclosure action against the property. Before you schedule a listing appointment or include a home on a buyer's tour, check if your subject property or nearby homes are involved in a foreclosure action.

Foreclosures through Realist are categorized in three basic stages -- Pre-foreclosure (PRE), Auction (AUC), and Bank Owned (BO) – which are flagged on one and multi-line property lists. One click on the flag like those pictured below and Realist will immediately display a detailed foreclosure report.

You might want to suppress printing or emailing reports flagging foreclosure information. Click on the Hide Flag option. If the flag is hidden, just click on Show Flag to re-activate foreclosure display.



The screenshot shows a 'Property List' table with columns for 'Address' and 'Townsh'. The table lists 14 properties, with the 8th property (409 S Center St) highlighted. A 'BO' (Bank Owned) flag is visible next to this property. A callout box points to the 'Hide All Flags' button in the table's toolbar. Another callout box points to the 'Auction Activity Report' button in the detailed report view.

The detailed report for the selected property (409 S Center St, Santa Ana, CA 92703-4204, Orange County) includes the following information:

- General Info:** Tax ID: 010-011-36, Foreclosure Stage: Auction, Document Type: Notice Of Trustee's Sale, Foreclosure Filing Date: 20090608, 20090305, Foreclosure Recording Date: 06/09/2009, Posted Date: 06/08/2009, Case Number, Subdivision, Foreclosure Page Number, Document No.-Last Sale: 000000296531.
- Party Info:** Last Payment Date, Plaintiff Name 1, Defendant Name 1: Campos Maria T, Defendant Name 3, Attorney Name, Trustee Name: Quality Loan Service Corp, Trustee Phone: (714) 730-2727, Trustee City: San Diego, Trustee Zip: 92101, Foreclosure Lender Name: No Lender On Document, Plaintiff Name 2, Defendant Name 2, Defendant Name 4, Attorney Phone, Trustee Sale Order No: 09-250407, Trustee Address: 2141 5th Ave, Trustee State: CA.
- Foreclosure History:** Document Type: Notice Of Default, Default Date: 03/05/2009, Recording Date: 03/05/2009, Document Number: 000000103840, Book Number, Page Number, Final Judgement Amount, Original Doc Date: 01/31/2007, Original Doc Number: 000000063036, Original Book Page.

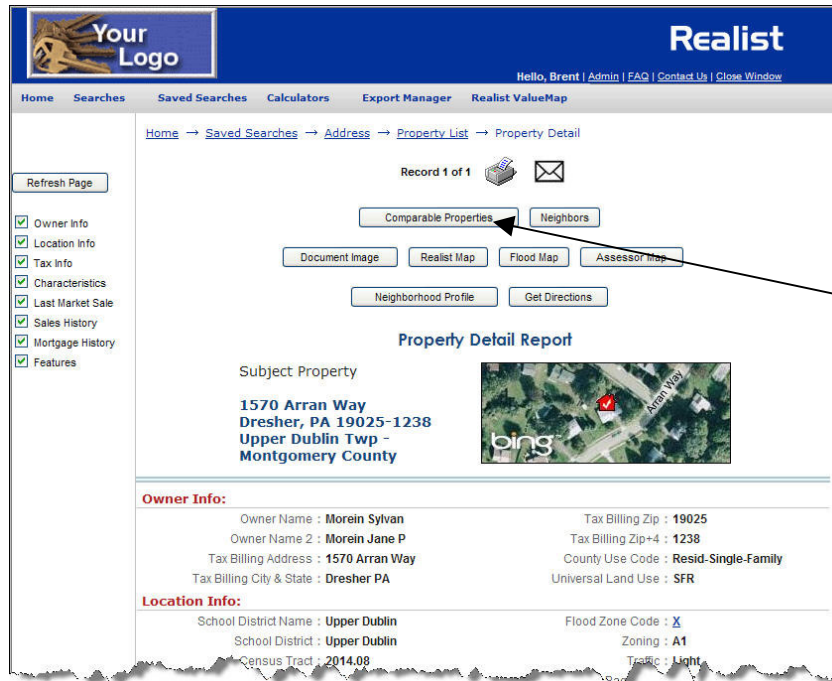
Note: At the conclusion to the foreclosure process, Realist also flags Bank Owned Sales. You can search for REO sales and Short Sales using the Distressed Sale field available in General Query and Comparable Searches.

Foreclosure services are a Realist option and are not available in all locales. Please check with your MLS to determine if they are part of your Realist solution.

14. Comparable Properties

Creating a comparable properties report is quick and easy. Once you get the hang of it, you'll be creating stylish, informative reports in a jiffy. Here are the easy steps:

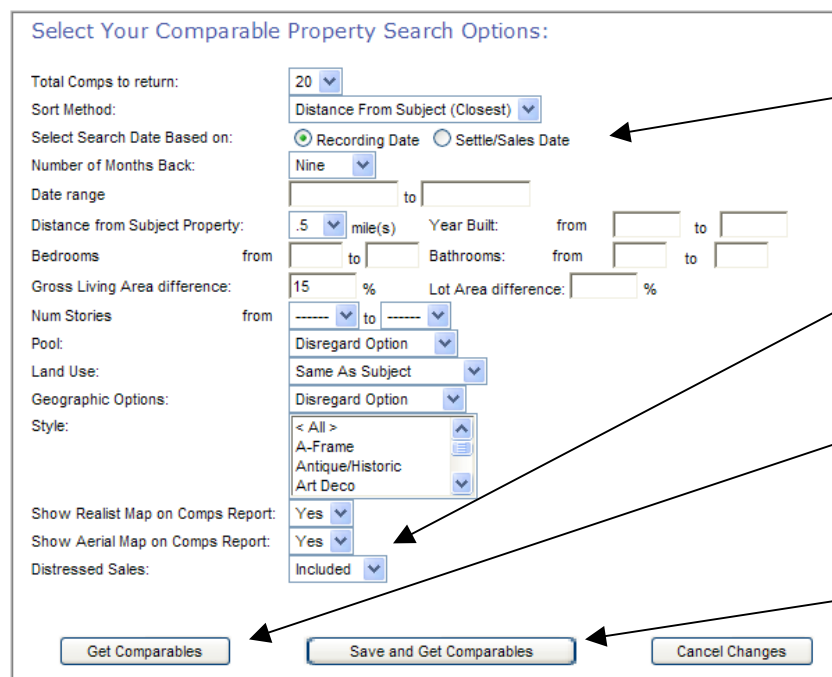
Step 1: Click Comparable Properties



The screenshot shows the Realist website interface. At the top, there's a navigation bar with 'Home', 'Searches', 'Saved Searches', 'Calculators', 'Export Manager', and 'Realist ValueMap'. Below this is a breadcrumb trail: 'Home → Saved Searches → Address → Property List → Property Detail'. A 'Refresh Page' button is on the left. The main content area features a 'Record 1 of 1' indicator and a 'Neighbors' button. A callout box with an arrow points to the 'Comparable Properties' button. Below this are buttons for 'Document Image', 'Realist Map', 'Flood Map', and 'Assessor Map'. Further down are 'Neighborhood Profile' and 'Get Directions' buttons. The 'Property Detail Report' section shows the subject property: '1570 Arran Way, Dresher, PA 19025-1238, Upper Dublin Twp - Montgomery County'. Below this is 'Owner Info' and 'Location Info' sections.

Click the Comparable Properties button to start creating your comp report.

Step 2: Select your Search Criteria and Click Get Comparables



The screenshot shows the 'Select Your Comparable Property Search Options' form. It includes fields for 'Total Comps to return:' (20), 'Sort Method:' (Distance From Subject (Closest)), 'Select Search Date Based on:' (Recording Date), 'Number of Months Back:' (Nine), 'Date range', 'Distance from Subject Property:' (.5 mile(s)), 'Year Built:', 'Bedrooms:', 'Bathrooms:', 'Gross Living Area difference:' (15%), 'Lot Area difference:', 'Num Stories', 'Pool:', 'Land Use:' (Same As Subject), 'Geographic Options:', 'Style:' (A-Frame, Antique/Historic, Art Deco), 'Show Realist Map on Comps Report:' (Yes), 'Show Aerial Map on Comps Report:' (Yes), and 'Distressed Sales:' (Included). At the bottom are 'Get Comparables', 'Save and Get Comparables', and 'Cancel Changes' buttons. Callout boxes provide instructions: 'Adjust your search options to retrieve the best possible results.', 'You may choose to include or exclude distressed sales in your results.', 'Once your personal search options are set, click Get Comparables to search.', and 'To save your search options as a default for future searches, click here.'

Adjust your search options to retrieve the best possible results.

You may choose to include or exclude distressed sales in your results.

Once your personal search options are set, click Get Comparables to search.

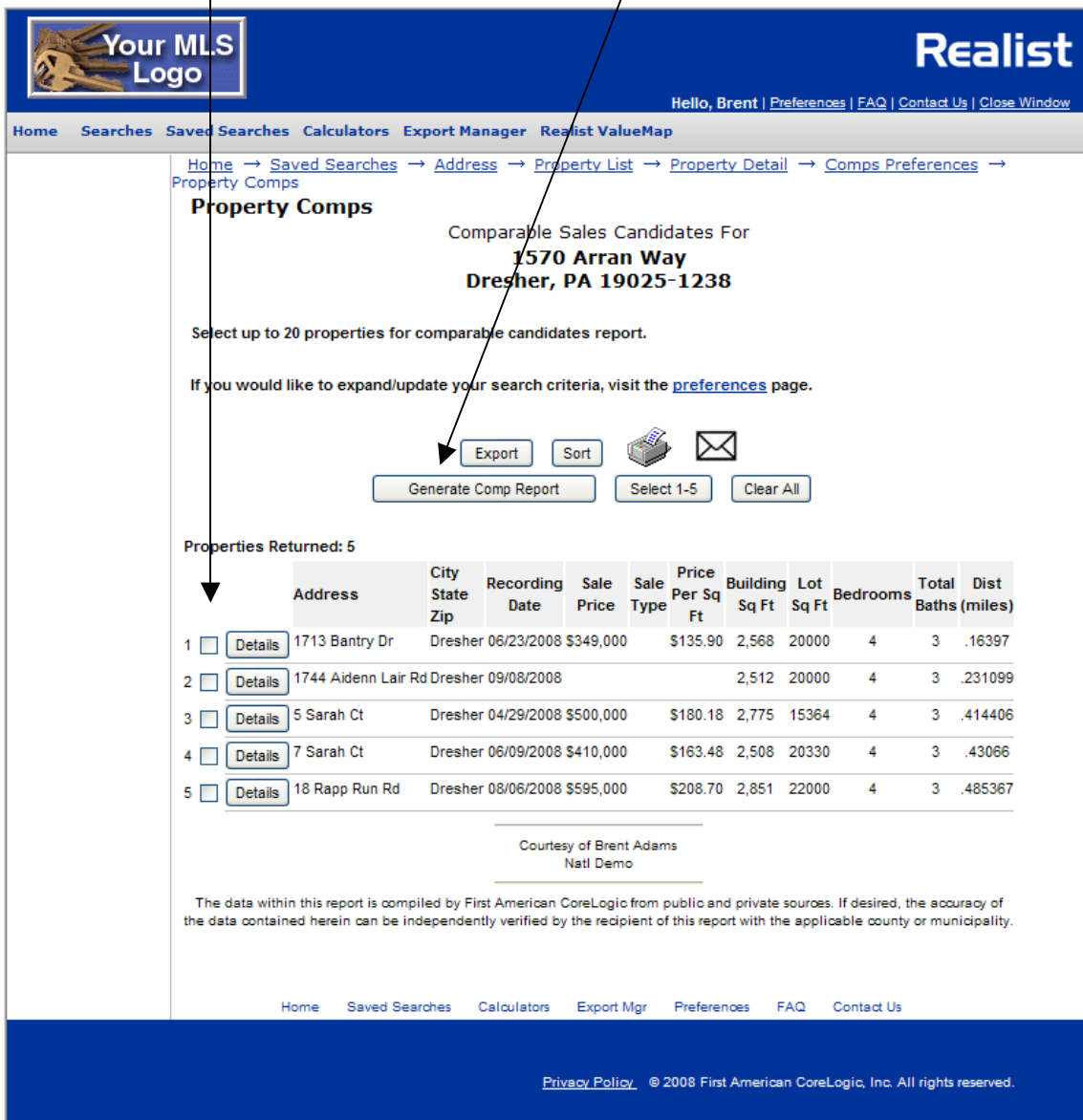
To save your search options as a default for future searches, click here.

Step 3: Select Comparable Sales Candidates and click Generate Comp Report

When the search is completed, Realist displays Comparable Sales Candidates. Since you know the local market best, Realist allows you to tag the properties to actually include in your comparable report.

Click on each property you want to include in your comp report. To include all the candidates, simply click on the Select All button.

Click Generate Comp Report to prepare the final report to share with your buyers and sellers.



Your MLS Logo **Realist**

Hello, Brent | [Preferences](#) | [FAQ](#) | [Contact Us](#) | [Close Window](#)

[Home](#) [Searches](#) [Saved Searches](#) [Calculators](#) [Export Manager](#) [Realist ValueMap](#)

[Home](#) → [Saved Searches](#) → [Address](#) → [Property List](#) → [Property Detail](#) → [Comps Preferences](#) → [Property Comps](#)

Property Comps

Comparable Sales Candidates For
1570 Arran Way
Dresher, PA 19025-1238

Select up to 20 properties for comparable candidates report.

If you would like to expand/update your search criteria, visit the [preferences](#) page.

Properties Returned: 5

	Address	City State Zip	Recording Date	Sale Price	Sale Type	Price Per Sq Ft	Building Sq Ft	Lot Sq Ft	Bedrooms	Total Baths	Dist (miles)
1	<input type="checkbox"/> Details 1713 Bantry Dr	Dresher	06/23/2008	\$349,000		\$135.90	2,568	20000	4	3	.16397
2	<input type="checkbox"/> Details 1744 Aidenn Lair Rd	Dresher	09/08/2008				2,512	20000	4	3	.231099
3	<input type="checkbox"/> Details 5 Sarah Ct	Dresher	04/29/2008	\$500,000		\$180.18	2,775	15364	4	3	.414406
4	<input type="checkbox"/> Details 7 Sarah Ct	Dresher	06/09/2008	\$410,000		\$163.48	2,508	20330	4	3	.43066
5	<input type="checkbox"/> Details 18 Rapp Run Rd	Dresher	08/06/2008	\$595,000		\$208.70	2,851	22000	4	3	.485367

Courtesy of Brent Adams
Natl Demo

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

[Home](#) [Saved Searches](#) [Calculators](#) [Export Mgr](#) [Preferences](#) [FAQ](#) [Contact Us](#)

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Step 4: Print or Email your Comparable Sales Report

[Close Window](#)

Comparable Sales For
1570 Arran Way, Dresher, PA 19025-1238

Projected Values Calculated by:

Assessed value	Sq Footage
\$459,201.20	\$430,304.34

Comparable Statistics:

	Subject Property	High	Low	Median	Average
Assessed Value	\$214,580.00	\$225,150.00	\$198,000.00	\$210,220.00	\$211,123.33
Assessed Value Ratio	0.00	2.33	1.76	2.33	2.14
Sq Footage	2,482	2,710	2,568	2,572	2,617
Sale Price	\$0.00	\$525,000.00	\$349,000.00	\$489,900.00	\$454,633.33
Price/Sq Footage	\$0.00	\$193.73	\$135.90	\$190.47	\$172.37

Summary

Address	City State	Recording Date	Sale Price	Sale Type	Price Per Sq Ft	Building Sq Ft	Lot Sq Ft	Bedrooms	Total Baths	Dist (miles)
1. 1700 Aidenn Lair Rd	Dresher	12/26/2007	\$525,000		\$193.73	2,710	22848	4	3	.118647
2. 1713 Bantry Dr	Dresher	06/23/2008	\$349,000		\$135.90	2,568	20000	4	3	.16397
3. 1652 Dublin Rd	Dresher	04/02/2008	\$489,900		\$190.47	2,572	22208	4	3	.221098

Realist Map

Click the icons for **Print** or **Email** to create the report format you need for your client.

A red check pinpoints the subject parcel and numbers on the map correspond to each comparable on the summary and detail reports.

Each comparable sales report includes: projected values; statistics; a summary section; a Realist Map; and a detailed comparison of subject and comps.

Add Aerial and Parcel views to the Realist Map before you print or email the report.

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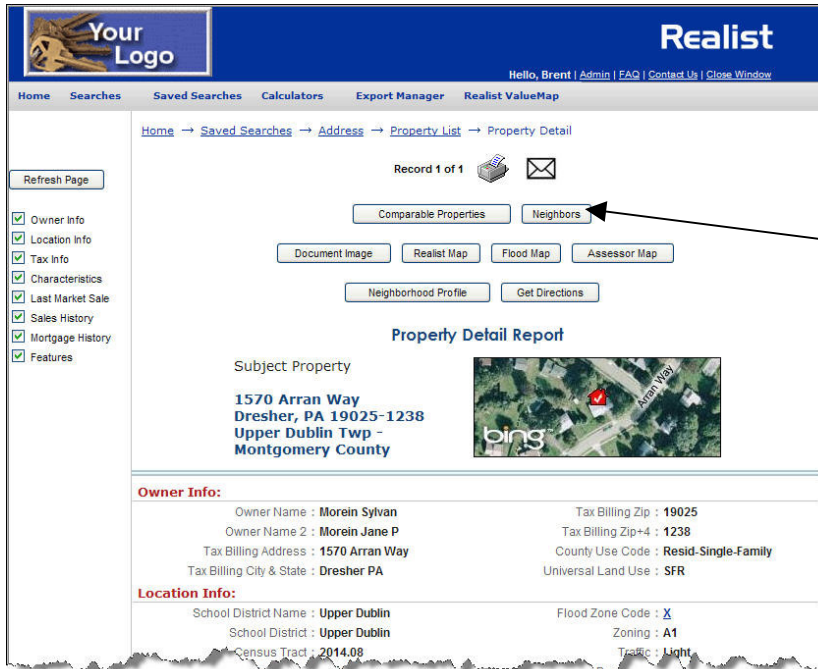
Details

	Subject	Comp#1	Comp#2	Comp#3
Address	1570 Arran Way	1700 Aidenn Lair Rd	1713 Bantry Dr	1652 Dublin Rd
Dist (miles)	.118647	.16397	.221098	.221098
Tax ID	54-00-00967-005	54-00-00073-008	54-00-01726-002	54-00-05638-005
Township	Upper Dublin Twp	Upper Dublin Twp	Upper Dublin Twp	Upper Dublin Twp
Subdivision		Aidenn Lair Sec 05 Plan	Aidenn Lair Sec 02	Division Aidenn Lair Ext 01 Su
School District	Upper Dublin	Upper Dublin	Upper Dublin	Upper Dublin
School District Name	Upper Dublin	Upper Dublin	Upper Dublin	Upper Dublin
Recording Date	06/01/1964	12/28/2007	06/23/2008	04/02/2008
Settle Date		12/18/2007	06/12/2008	03/28/2008
Sale Price	\$525,000	\$349,000	\$489,900	\$489,900
Price Per Sq Ft	\$193.73	\$135.90	\$190.47	\$190.47
Building Sq Ft	2,482	2,710	2,568	2,572
Style	Colonial	Colonial	Split Level	Colonial
Stories	2	2	1	2
Total Rooms	8	9	8	9
Bedrooms	4	4	4	4
Total Baths	3	3	3	3
Full Baths	2	2	2	2
Half Baths	1	1	1	1
Fireplaces	1	1	1	1
Exterior	Aluminum/Vinyl	Aluminum/Vinyl	Aluminum/Vinyl	Asbestos
Garage Type	Garage	Garage	Garage	Garage
Garage Capacity	3	2	1	2

15. Neighbors

In a few clicks, find all the neighbors located within a specified radius of a property. Neighbor searches are an ideal way to prepare mailing lists for just-listed and just-sold cards. Here's how to prepare a mailing list in 3 easy steps.

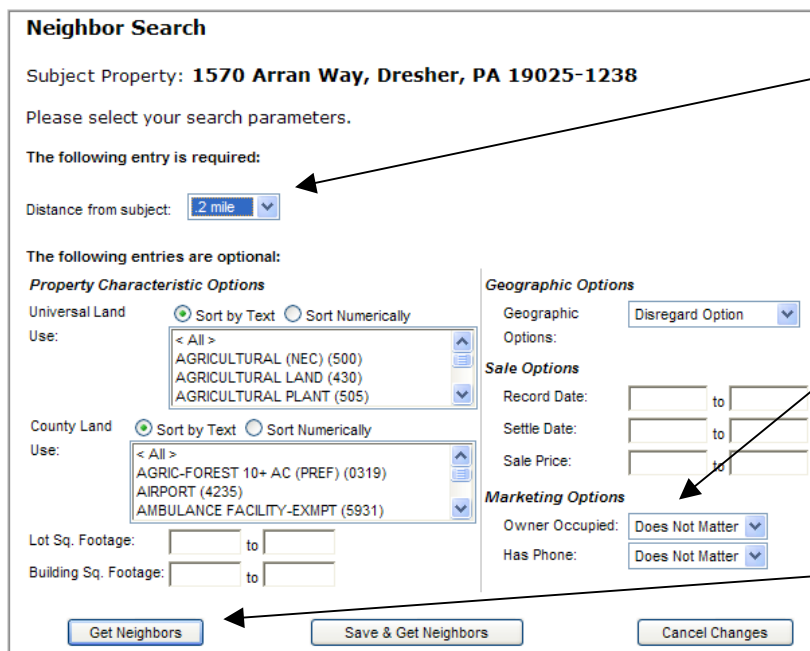
Step 1: Click on the Neighbors Button



The screenshot shows the Realist website interface. At the top, there is a navigation bar with 'Home', 'Searches', 'Saved Searches', 'Calculators', 'Export Manager', and 'Realist ValueMap'. Below this is a breadcrumb trail: 'Home → Saved Searches → Address → Property List → Property Detail'. A 'Record 1 of 1' indicator is present. A callout box with an arrow points to the 'Neighbors' button, which is located next to 'Comparable Properties'. Other buttons include 'Document Image', 'Realist Map', 'Flood Map', 'Assessor Map', 'Neighborhood Profile', and 'Get Directions'. The main content area displays 'Property Detail Report' for '1570 Arran Way, Dresher, PA 19025-1238'. Below this, there are sections for 'Owner Info' and 'Location Info' with various details.

Click on the Neighbors button to begin a search.

Step 2: Select your Search Criteria and Click Get Neighbors



The screenshot shows the 'Neighbor Search' form. The subject property is '1570 Arran Way, Dresher, PA 19025-1238'. The form asks to 'Please select your search parameters.' A callout box points to the 'Distance from subject' dropdown, which is set to '.2 mile'. Below this, there are sections for 'Property Characteristic Options' and 'Geographic Options'. The 'Property Characteristic Options' section includes 'Universal Land Use' and 'County Land Use' with dropdown menus. The 'Geographic Options' section includes 'Geographic Options' with a 'Disregard Option' dropdown. There are also 'Sale Options' for 'Record Date', 'Settle Date', and 'Sale Price'. At the bottom, there are 'Marketing Options' for 'Owner Occupied' and 'Has Phone', both set to 'Does Not Matter'. A callout box points to the 'Get Neighbors' button. Other buttons include 'Save & Get Neighbors' and 'Cancel Changes'.

The Neighbor Search is a radius search, selecting neighbors within a distance from the property you select.

Marketing options enable you to prepare mailing lists for resident owners, investors, or even telemarketing lists.

Once your personal search options are set, click Get Neighbors to start the search.


Step 3: Select Neighbors for your Mailing List and click Export

When the search is completed, Realist displays the Neighbors matching your search options.

Neighbors

Neighboring Properties for
1570 Arran Way
Dresher, PA 19025-1238
Upper Dublin Twp - Montgomery County

Page # 1



Property:	1 of 30 <input checked="" type="checkbox"/>	Township	Upper Dublin Twp
Address	1701 Aidenn Lair Rd	Owner Name	Cymerman Zbigniew A
Zip Code	19025	Settle Date	08/10/1984
Recording Date	02/08/1985	Total Assessment	\$211,270
Sale Price	\$121,900	Bedrooms	4
Annual Tax	\$5,703	Universal Land Use	SFR
Total Baths	3	Stories	2
Lot Acres	.505	Year Built	1964
Building Sq Ft	2,482	Dist (miles)	.088555
Tax ID	54-00-00166-005		

[Property Details](#)

Property:	2 of 30 <input checked="" type="checkbox"/>	Township	Upper Dublin Twp
Address	1705 Aidenn Lair Rd	Owner Name	Sowers Robert D Jr
Zip Code	19025	Settle Date	06/22/1998
Recording Date	09/22/1998	Total Assessment	\$197,590
Sale Price	\$175,000	Bedrooms	4
Annual Tax	\$5,333	Universal Land Use	SFR
Total Baths	3	Stories	1
Lot Acres	.459	Year Built	1964
Building Sq Ft	2,270	Dist (miles)	.092532
Tax ID	54-00-00163-008		

[Property Details](#)

Property:	3 of 30 <input checked="" type="checkbox"/>	Township	Upper Dublin Twp
Address	1709 Aidenn Lair Rd	Owner Name	Helman Marlene
Zip Code	19025	Sale Price	\$260,000
Recording Date	08/09/2004	Annual Tax	\$5,301
Total Assessment	\$196,390	Total Baths	3
Bedrooms	4	Lot Acres	.459
Universal Land Use	SFR	Building Sq Ft	2,270
Stories	1	Tax ID	54-00-00160-002
Year Built	1964		

You can individually un-tag any individual records you wish to exclude from your export file.

For a short cut you can tag all the records on the page you are viewing, or even all the records contained in the search results.

Once you have selected the records you want, simply click the [Export](#) button.

For more information on creating and working with Export files, check out the next chapter!

16. Mailing Lists & Exports

Mailing lists and data exports are a breeze. Just point at the export file and click to download or open. Mailing lists can be opened with popular word processors and exports are formatted for popular spreadsheet software or as ASCII files.

Step 1: Click on Exports from any Realist list

Step 2: Choose your Export options, and then Click on Export

You can create Labels or export Full Records. Select the format for your labels or full records.

Export Builder

Labels:

Avery 5160

Avery 5161 (Bar Codes)

Avery 5162

Excel

ASCII

Full Record:

Excel

ASCII

Export

Export Status This Month:

Records Allowed This Month	5000
Records Already Downloaded This Month	0
Records Remaining Before This Download	5000
Records In This Download	30

Create Labels From

Property Address

Show current owner for your labels.

Show customized salutation for your labels.

Type a customized salutation for your labels.

Show current owner **AND** customized salutation for your labels.

Type a customized salutation for your labels.

Tax Billing Address

Show current owner for your labels.

Eliminate duplicate labels.

Show customized salutation for your labels.

Type a customized salutation for your labels.

Show current owner **AND** customized salutation for your labels.

Type a customized salutation for your labels.

You are allowed to export thousands of records each month. Track your month-to-date Export Status right here!

Click on Export when all your options are selected.

Fields to Print on Full Record Exports:

Owner Name

Owner Name 2

Tax Billing Address

Tax Billing City & State

Tax Billing State

Tax Billing City

Tax P

If you are creating labels, select whether you wish to mail to the Property Address or Tax Billing Address. Then select the additional options best suited to your mailing.

If you are exporting Full Records, tag the Fields to include in your records.

Your Search Parameters:

State:

County:

House Number:

Street:

The parameters defining your search appear here – make sure they are correct before you click Export!

Page 20

Step 3: Download your File from the Export Manager

Realist starts creating an export file immediately after the Export button is clicked. While small jobs are often done very quickly, larger exports may take some time to produce. Check in the *Export Manager* to determine if the file is still processing or if it is ready to pick up. If your export is still processing, click Refresh button on the browser to update the page and determine if the export is now ready to pick up. Export files are saved for up to 90 days and can be downloaded more than once. Export files that you have already picked up can also be deleted through the Export Manager.

The *Export Manager* page allows you to pick up or download previously prepared data files. The *Export Manager* is divided into four main sections:

- Exports Pending
- Exports Ready to Pick Up
- Exports Already Picked Up
- My Export Status This Month

The file name assigned to your export is a link. Click on the file name to download the export file to your computer.

Export Manager					
<p>To view Exports Pending that are Ready to Pick Up click on the refresh button on your browser. Once the export is available it will move from Exports Pending to Exports Ready to Pick Up.</p>					
Exports Pending					
File Name	Time Requested	County	Record Type	Format	Count
Exports Ready to Pick Up					
File Name	Time Processed	County	Record Type	Format	Count
6186_53061.rtf	Dec 6 2002 8:38AM	Snohomish	Label	Avery 5160	7
Exports Already Picked Up					
File Name	Time Downloaded	County	Record Type	Format	Count
9492_32003.csv	Dec 17 2002 5:52AM	Clark	Full	Excel	15
6751_32003.rtf	Dec 9 2002 11:53AM	Clark	Label	Avery 5161	28
6383_34007.csv	Dec 6 2002 8:57PM	Camden	Full	Excel	26
6273_04021.rtf	Dec 6 2002 12:02PM	Pinal	Label	Avery 5160	2
5863_04019.rtf	Dec 4 2002 8:50PM	Pima	Label	Avery 5160	51
1884_06073.rtf	Oct 24 2002 2:36PM	San Diego	Label	Avery 5161	3
1376_29189.rtf	Dec 6 2002 8:36AM	St. Louis	Label	Avery 5160	19
1373_29189.rtf	Oct 18 2002 11:02AM	St. Louis	Label	Avery 5160	19
1372_06073.rtf	Nov 18 2002 1:53PM	San Diego	Label	Avery 5160	3

17. Neighborhood Profiles

Instantly develop a snapshot of a property's neighborhood to share with prospective buyers.

Please check with your MLS to determine your level of services for Neighborhood data.

Step 1: Select the sections and content you wish to include in a report, and then click Submit.

Neighborhood Profile Options

Select from the following for your Neighborhood Profile Options.

Demographic Data
 Include

School Data
 Include

Low Grade: Kindergarten
 High Grade: 12th
 School Type: Both
 Distance: 2 miles

Business Data
 Include

ARTS
 ASSOCIATIONS/ORGANIZATIONS
 BANKING
 CHILD CARE

Distance: 1 mile

Crime Data
 Include

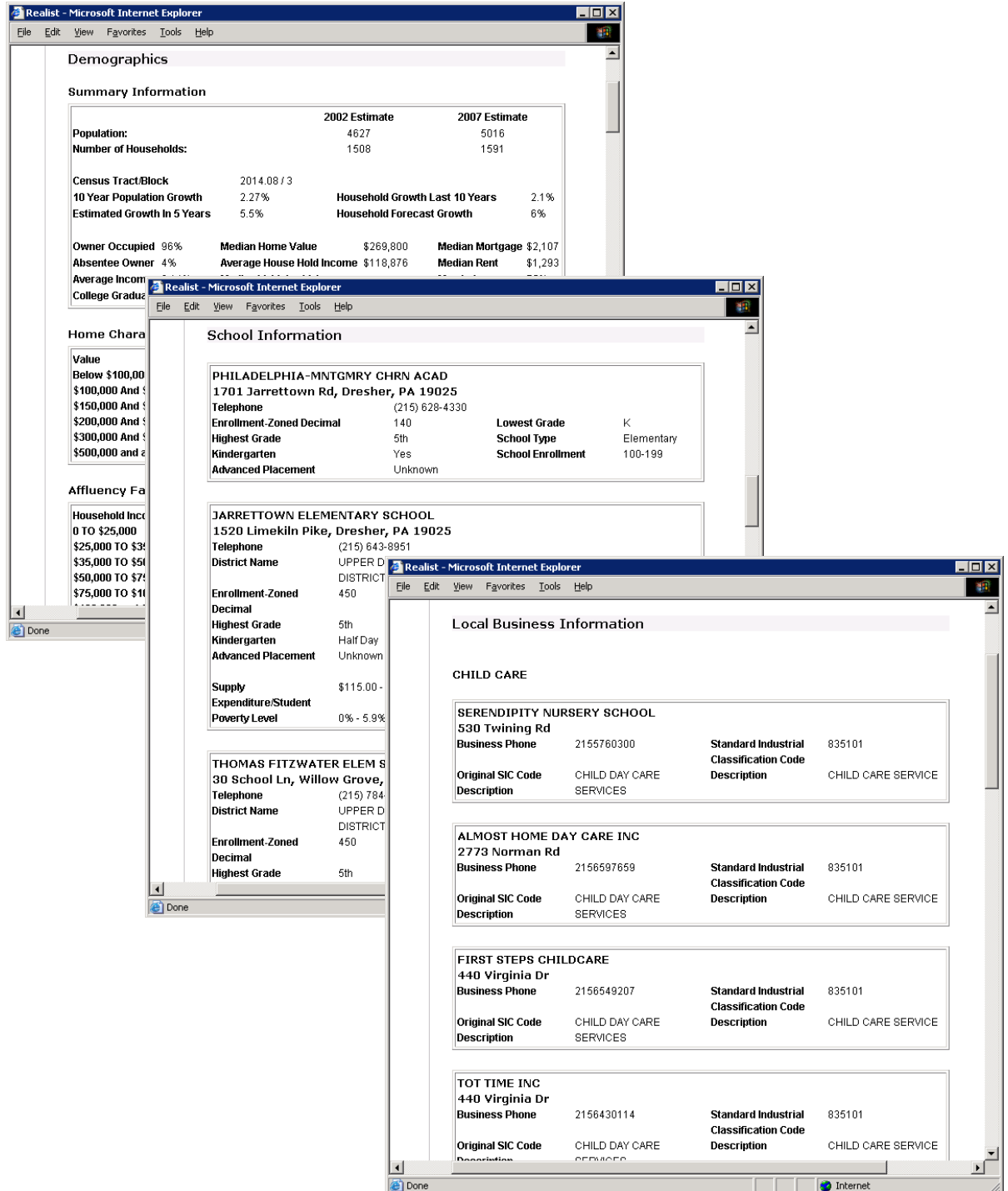
FAIRFAX COUNTY PD CHIEF OF POLICE
 HERNDON CHIEF OF POLICE
 VIENNA CHIEF OF POLICE
 FALLS CHURCH CHIEF OF POLICE

Submit

At your discretion, Neighborhood Profiles can include demographics, school information, local business information, and crime data.

Select multiple business types by pressing the control key and clicking simultaneously.

Step 2: View, print or email your report.



The screenshot displays a web application interface with three overlapping windows. The top window shows demographic data, the middle window shows school information, and the bottom window shows local business information.

Demographics

Summary Information

	2002 Estimate	2007 Estimate
Population:	4627	5016
Number of Households:	1508	1591

Census Tract/Block: 2014.08 / 3

	2002 Estimate	2007 Estimate
10 Year Population Growth	2.27%	Household Growth Last 10 Years: 2.1%
Estimated Growth in 5 Years	5.5%	Household Forecast Growth: 6%

Owner Occupied: 98% Median Home Value: \$269,800 Median Mortgage: \$2,107
 Absentee Owner: 4% Average House Hold Income: \$118,876 Median Rent: \$1,293

Average Income: College Graduates: Home Characteristics: Affluence Factors: Done

School Information

PHILADELPHIA-MNTGMRY CHRN ACAD
 1701 Jarrettown Rd, Dresher, PA 19025
 Telephone: (215) 628-4330
 Enrollment-Zoned Decimal: 140 Lowest Grade: K
 Highest Grade: 5th School Type: Elementary
 Kindergarten: Yes School Enrollment: 100-199
 Advanced Placement: Unknown

JARRETTOWN ELEMENTARY SCHOOL
 1520 Limekiln Pike, Dresher, PA 19025
 Telephone: (215) 643-8951
 District Name: UPPER D DISTRICT
 Enrollment-Zoned Decimal: 450
 Highest Grade: 5th
 Kindergarten: Half Day
 Advanced Placement: Unknown
 Supply Expenditure/Student: \$115.00 -
 Poverty Level: 0% - 5.9%

THOMAS FITZWATER ELEM S
 30 School Ln, Willow Grove,
 Telephone: (215) 784
 District Name: UPPER D DISTRICT
 Enrollment-Zoned Decimal: 450
 Highest Grade: 5th

Local Business Information

CHILD CARE

SERENDIPITY NURSERY SCHOOL
 530 Twining Rd
 Business Phone: 2155760300 Standard Industrial Classification Code: 835101
 Original SIC Code: CHILD DAY CARE SERVICES Description: CHILD CARE SERVICE

ALMOST HOME DAY CARE INC
 2773 Norman Rd
 Business Phone: 2156597659 Standard Industrial Classification Code: 835101
 Original SIC Code: CHILD DAY CARE SERVICES Description: CHILD CARE SERVICE

FIRST STEPS CHILDCARE
 440 Virginia Dr
 Business Phone: 2156549207 Standard Industrial Classification Code: 835101
 Original SIC Code: CHILD DAY CARE SERVICES Description: CHILD CARE SERVICE

TOT TIME INC
 440 Virginia Dr
 Business Phone: 2156430114 Standard Industrial Classification Code: 835101
 Original SIC Code: CHILD DAY CARE SERVICES Description: CHILD CARE SERVICE

Done Internet

18. Realist Map Views

Realist Maps offer Map and Birds Eye views. Map views support street, aerial and parcel layers. Aerial and parcel views vary from county to county and are not always available for all multiple listing organizations. Please check with your MLS to determine your level of services. A Map View is pictured below and Birds Eye images are discussed on the following page.

Realist Map for Property Located At
55 Willow Tree Ln
Irvine, CA 92612-2252
Orange County

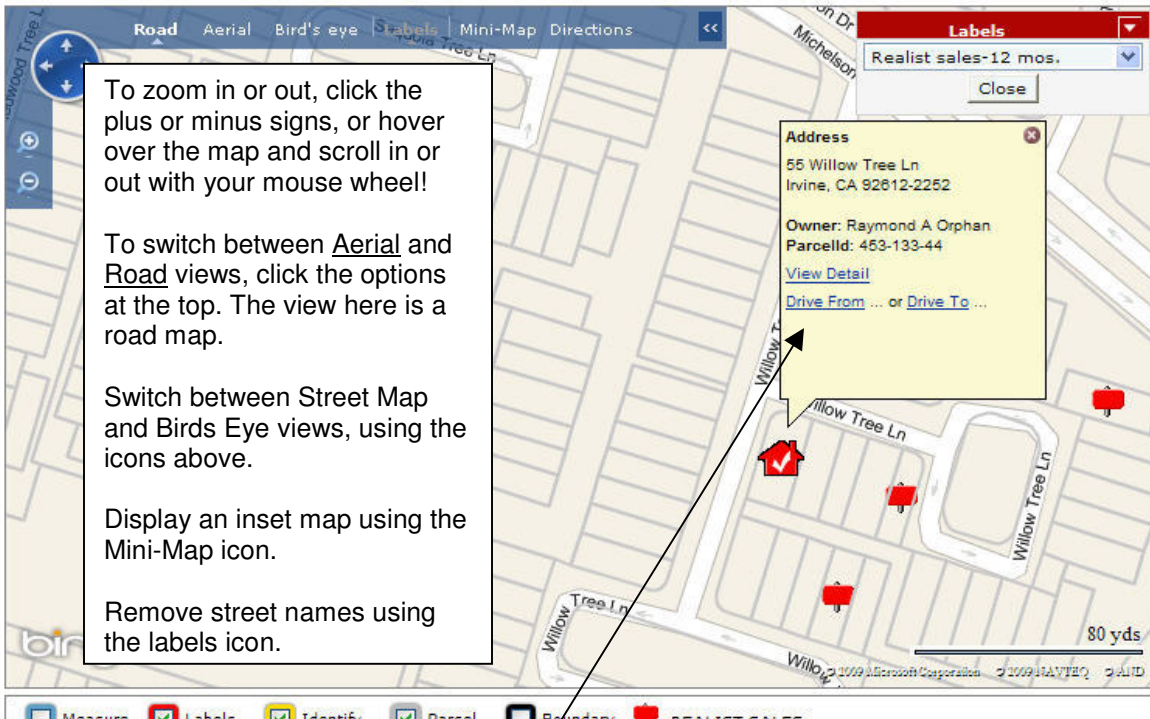
To zoom in or out, click the plus or minus signs, or hover over the map and scroll in or out with your mouse wheel!

To switch between Aerial and Road views, click the options at the top. The view here is a road map.

Switch between Street Map and Birds Eye views, using the icons above.

Display an inset map using the Mini-Map icon.

Remove street names using the labels icon.



The Measure feature enables you to measure the length of any line segment, as well as to determine the interior area of any shape.

The Labels feature enables you to display many property attributes on the map. This sample map shows red flags indicating each property sold in the past year.

Click on Identify to click on a parcel and show thumbnail property data overlaying the map. From the thumbnail, click View Detail to see the property detail report or Directions to plot a driving route to or from the property.

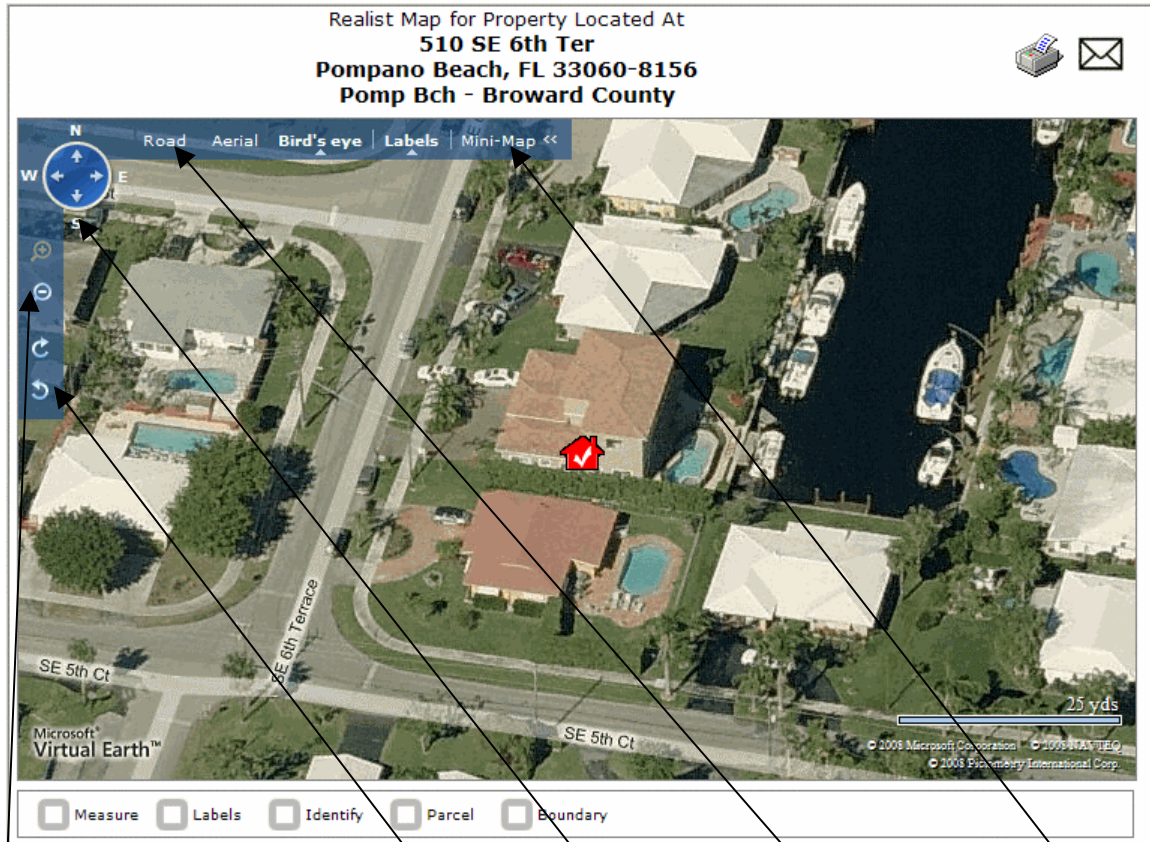
When the Realist Map initially loads the street and aerial layers will appear.

Click Parcel to add that lot lines to the Realist Map.

Note that display aerial images may not be available at the most detailed the zoom levels and that parcels are not available at too large a zoom level.

The Boundary feature enables you to overlay zip code, city and county lines.

A Birds Eye image enables you to view a property from a new slant, so to speak! These high resolution images are available in numerous metro areas and enable you to select north, south, east and west perspectives on a property.



Click the plus or minus sign to zoom in or out on the Birds Eye image.

Birds Eye only supports two zoom levels.

To rotate a Birds Eye image through the points of a compass, click on the perspective from which you wish to see the home.

You may also use the clockwise and counter-clockwise rotating arrows underneath the zoom controls.

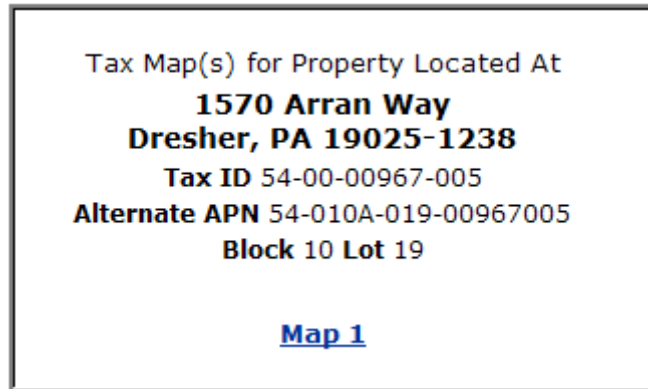
Click Road Map View to return to a standard map where you can use the Measure, Label, Identify and Parcel features.

Click Mini Map to display an inset map that will shade the area you are searching and lay it over a larger zoom level.

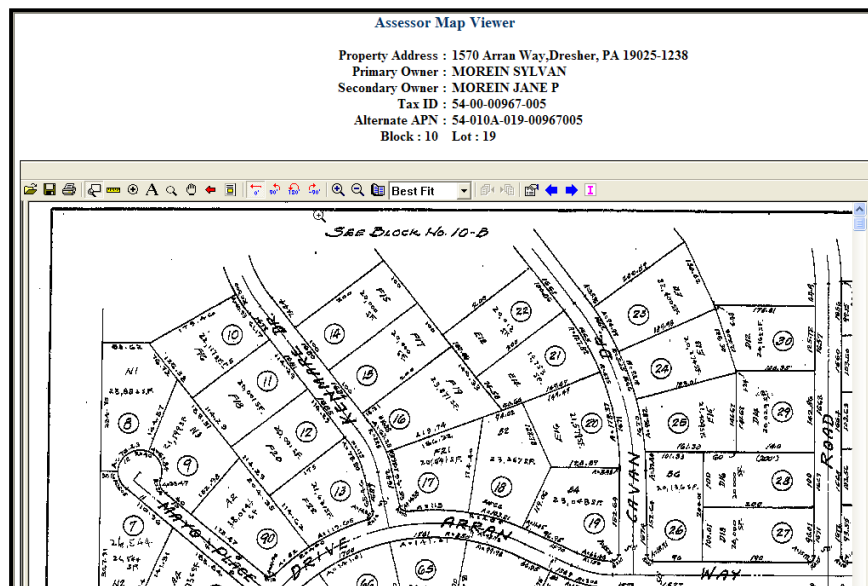
19. Assessor Maps

Many – but not all – MLS organizations subscribe to the Realist assessor maps. To view and work with assessor maps, click on the Assessor Map button appearing above a Realist Property Detail report.

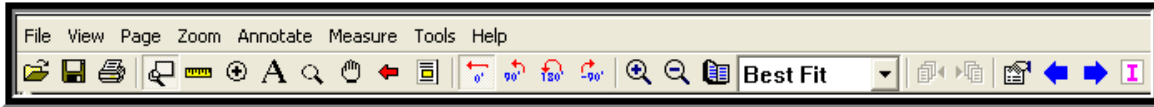
If an assessor map is available, a window appears similar to the one shown below.











Properties are typically linked to just a single assessor map, but from time to time, a property may appear on two or more assessor maps. Consequently, Realist displays a list of the maps on which a property may appear. When a user clicks on the map number to view, a new window opens containing the Realist map viewer. Since assessor maps are large files, and since the speed of Internet connections vary, maps may take a few moments to load. An example of the Realist viewer is shown below.










The Assessor Map Viewer provides advanced features such as annotations, highlighting and polygon measuring. The available tools on the Assessor Map are available from the menu headings or the various icons appearing above the map.



The icons are:

	Open File	The FARES map viewer will allow you to open assessor maps that you have previously downloaded. Once you have your file opened in the map viewer, you can begin to use the custom FARES features.
	Save To File	Using the save to file feature will save the map at the standard 8.5x11 size. The FARES map viewer features work as an overlay to the map. This means that when a map is saved, any FARES map viewer features will not be saved with it.
	Print Map	The print map feature is a basic printing feature that allows you to print a map to any installed printer. Any FARES map viewer features (such as annotate or measurement) will print just as it appears on the screen.
	Rectangle Zoom	Rectangle zoom is the default tool for the FARES map viewer. By clicking and dragging a box to any size, the rectangle zoom will zoom in on the selected area. This is very helpful when viewing a large map as the zoom feature will allow you to view street names and property dimensions
	Measure	The measurement tool will display the dimensions for any polygon area you outline. Using the Measure drop list, in the menu bar, you can modify the style and outline color of the measurement tool. The map viewer will only display one polygon outline at a time.
	Center Map	By clicking on any area on the map, this feature will attempt to center the map to the area you selected. You must have enough physical map surrounding the area you wish to be the center point.
	Annotate and Highlight Tools	These two features are very similar as they allow you to draw attention to a specific area of the map. Both features can be formatted by using the corresponding menu bar. It is important to note that these features are not saved with the map, only printed.
	Magnify Window	This feature, while keeping the current map view, uses a second window to magnify any area of the map you mouse over.

	<p>Hand Pan</p>	<p>By using your mouse to left click any area or the map, you can drag and adjust the viewable area of the map.</p>
	<p>Insert Arrow</p>	<p>The arrow tool can be used multiple times on any map and will appear in red. By rotating the map, you can insert arrows around a given area.</p>
	<p>Rotations</p>	<p>You can rotate the map for readability or in conjunction with other map viewer tools. Clicking the Normal tool will return the map to its original position.</p>
	<p>Zoom In/Zoom Out</p>	<p>It is important to know that using these tools will effect how the map will be printed. Zooming in the map and clicking the print button will only print the viewable map area.</p>
	<p>Display Full Map</p>	<p>This tool will bring you back to the original map size.</p>
	<p>Browse Table and Previous/Next Map</p>	<p>These tools allow you to select and view additional Assessor tax maps by opening a searchable index box on the left hand side of the map viewer window. The Previous and Next map buttons will only navigate you up and down the list of parcel maps and not through those maps you have tagged. By clicking on the Browse table button again, you will close the index box.</p>
	<p>Display Index Map</p>	<p>This feature will take you to the parent map of the currently viewed map.</p>

20. Realist ValueMap

Realist ValueMap provides you with a state-of-the-art mapping and automated valuation tool only available through your MLS system. Use Realist ValueMap for pricing support in all your listing and sales situations. Please check with your MLS to determine your level of services.

Simply enter the property address to obtain an instant and impartial estimate of a home's value!

Easy-to-use controls at the top of each map put you in control of the map views. Microsoft Virtual Earth provides side-by-side road, aerial and bird's eye views of the subject and adjacent properties.

Use tabs appearing to the right of the map to:

- Edit home facts and update its value or calculate the value of a home improvement
- Receive email notifications of homes sold
- Email your friend or spouse with property details that you may be interested in
- Rank your favorite homes
- Graph home price trends in the past year

Check boxes below each map enable you to turn on or off the exact layers and icons you want to appear on the map.

Identify up to five comparables and five currently active listings on the map listed in report fashion along with sales price and detailed home facts.

What's My Home Really Worth?

ACME HOUSE VALUE

2555 2000 Estimated Value

Help...

Map controls: Road, Aerial, Hybrid, Bird's eye, Mini-Map, Split-Screen

Map data: Microsoft Virtual Earth

Home Summary:

- # Bedrooms: 3
- # Bathrooms: 2
- Total Rooms: 6
- Square Footage: 1640
- Year Built: 1962

 Original Estimate: \$363,000
 Total Change +/-:
 New Estimate:
 Low - High:

Address	Price	Beds	Bath	Living Sq. Ft.	Lot Sq. Ft.	Built	Sold	Offered
AL VISTA ST						1962	--	
ENTRECOLINAS PL						1959	--	Valerie
CASA HERMOSA DR						1953	--	Michelle
NORTH HILL ROAD						--	--	Todd Ra
CASHPORT ST						1951	--	MINER
ALVARADO ST						1912	--	Olga Ve
CASA HERMOSA DR	\$270,000	3	2	1,260	6,808	1953	Apr-2008	
N HAMILTON BLVD	\$455,000	3	2	1,737	14,400	1938	Jan-2008	
N WHITE AVE	\$365,000	1	1	686	7,449	1959	Dec-2007	
ALTURA CT	\$349,000	2	1	1,395	6,850	1952	Sep-2007	
DOUGLASS DR	\$450,000	3	1	1,092	7,680	1952	Sep-2007	

* SF=Single Family; MF=Multi-family; CU=Condo Unit; MA=Manufactured ** Days On Market.

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