

(12) **United States Patent**
Cheng et al.

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(54) **AUTOMATICALLY DETERMINING A CURRENT VALUE FOR A REAL ESTATE PROPERTY, SUCH AS A HOME, THAT IS TAILORED TO INPUT FROM A HUMAN USER, SUCH AS ITS OWNER**

(75) Inventors: **David Cheng**, Seattle, WA (US); **Stan Humphries**, Sammamish, WA (US); **Kyusik Chung**, Seattle, WA (US); **Dong Xiang**, Sammamish, WA (US); **Jonathan Burstein**, Seattle, WA (US)

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(73) Assignee: **Zillow, Inc.**, Seattle, WA (US)

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G06Q 40/10 (2006.01)

(52) **U.S. Cl.** **705/35; 705/313**

(58) **Field of Classification Search** **705/35, 705/313**
See application file for complete search history.

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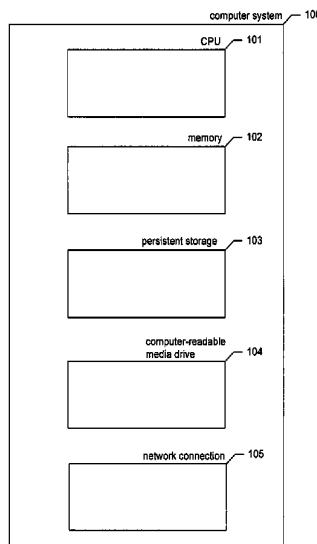
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Primary Examiner — Kirsten S Apple
Assistant Examiner — Abdul Basit
(74) *Attorney, Agent, or Firm* — Perkins Coie LLP

(57) **ABSTRACT**

A facility procuring information about a distinguished property from its owner that is usable to refine an automatic valuation of the distinguished property is described. The facility displays information about the distinguished property used in the automatic valuation of the distinguished property. The facility obtains user input from the owner adjusting at least one aspect of information about the distinguished property used in the automatic valuation of the distinguished property. The facility then displays to the owner a refined valuation of the distinguished property that is based on the adjustment of the obtained user input.

40 Claims, 21 Drawing Sheets



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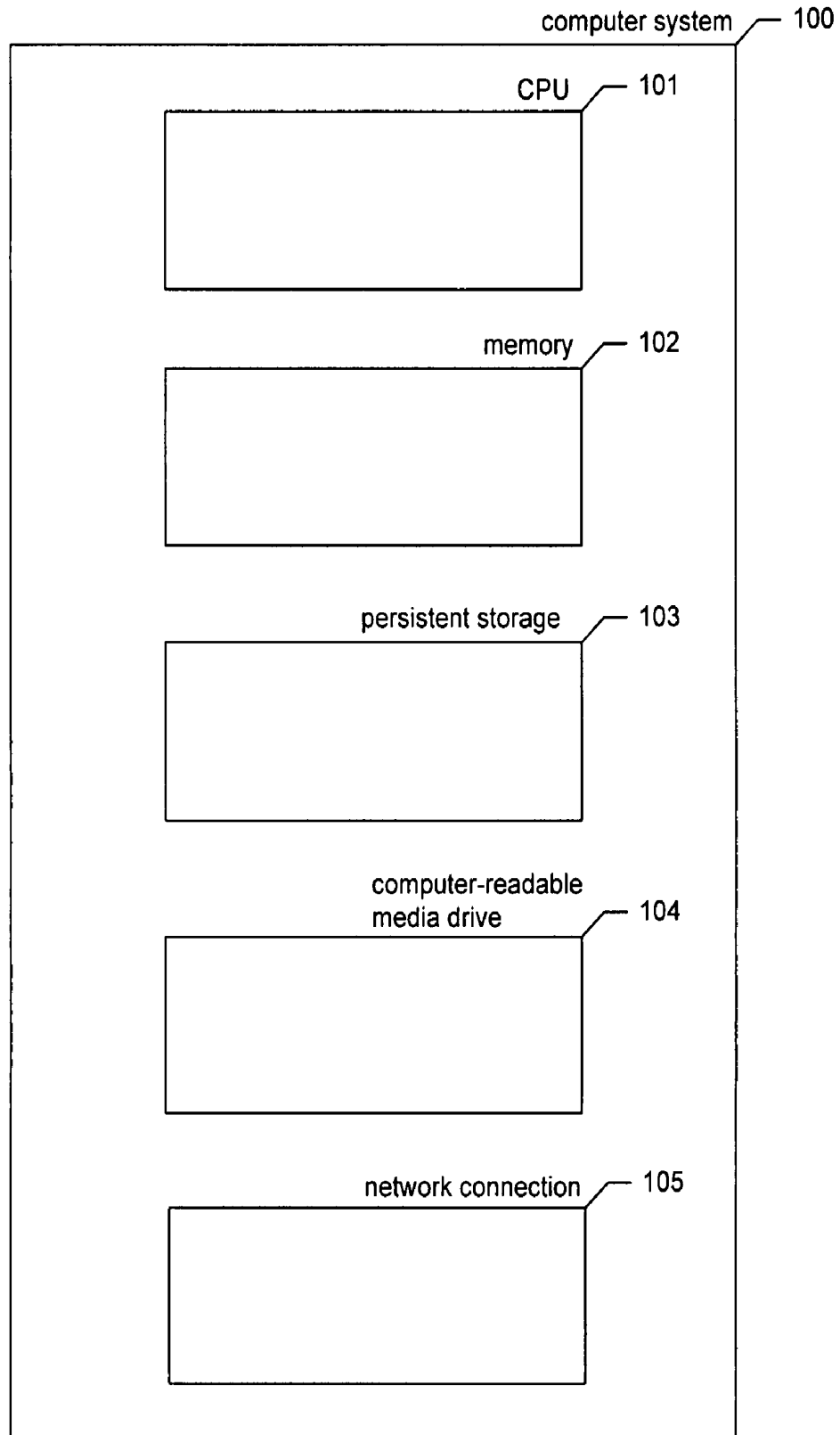


FIG. 1

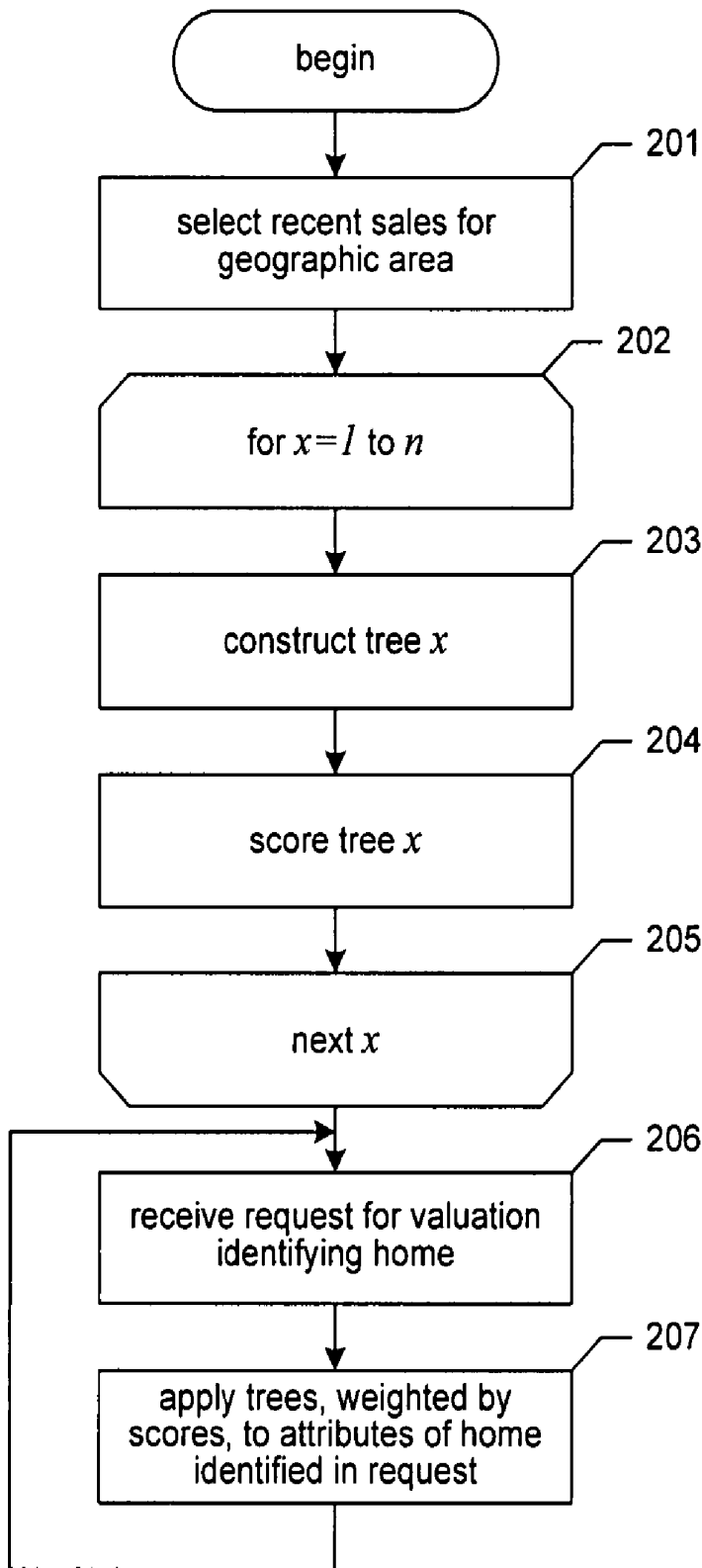


FIG. 2

Henderson County recent sales table

id	address	sq. ft.	bedrooms	bathrooms	floors	view	year	selling price	date
1	111 Main St., Hendricks, IL 62012	1850	4	2	2	no	1953	\$132,500	1/3/2005
2	96 Elm St., Hendricks, IL 62014	2220	6	2	3	no	1965	\$201,000	1/8/2005
3	140 Cottontail Rd., Baron, IL 62019	1375	3	1	1	no	1974	\$98,750	1/11/2005
4	6 Spratt Ln., Baron, IL 62019	1590	2	2	1	no	1973	\$106,500	1/14/2005
5	776 Fir St., Hendricks, IL 62014	2280	3	3	2	yes	1948	\$251,000	1/26/2005
6	111 Industry Ave., Fenton IL 62017	1950	2	2	1	no	1925	\$240,000	2/4/2005
7	105 Elm St., Hendricks, IL 62014	2180	5	2	3	yes	1940	\$230,000	2/4/2005
8	110 Muffet St., Baron, IL 62019	1675	4	2	1	no	1975	\$74,900	2/14/2005
9	156 Elm St., Hendricks, IL 62014	2400	6	3	2	yes	1938	\$253,500	2/15/2005
10	142 Cottontail Rd., Baron, IL 62019	1450	3	1	1	no	1966	\$102,000	2/18/2005
11	160 Prospect Blvd., Fenton IL 62017	1952	4	2	1	no	1920	\$230,000	2/20/2005
12	36 Spratt Ln., Baron, IL 62019	1475	4	2	1	no	1964	\$111,000	2/20/2005
13	118 Main St., Hendricks, IL 62012	2140	5	2	2	no	1935	\$211,000	2/21/2005
14	234 Cottontail Rd., Baron, IL 62019	1980	4	3	2	yes	1930	\$197,900	2/24/2005
15	677 Fir St., Hendricks, IL 62014	2320	5	3	2	yes	1927	\$238,000	2/28/2005

FIG. 3

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