

Docket No.: 569208005US  
(PATENT)

**IN THE UNITED STATES PATENT AND TRADEMARK OFFICE**

In re Patent Application of:  
Cheng et al.

Application No.: 11/347,024

Confirmation No.: 1383

Filed: February 3, 2006

Art Unit: 3694

For: 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

Examiner: A. Basit

**RESPONSE TO FINAL OFFICE ACTION UNDER 37 C.F.R. 1.116**

MS AF  
Commissioner for Patents  
P.O. Box 1450  
Alexandria, VA 22313-1450

Sir:

**INTRODUCTORY COMMENTS**

In response to the Office Action dated February 3, 2011, finally rejecting claims 1-43, please amend the above-identified U.S. patent application as follows:

**Amendments to the Claims** are reflected in the listing of claims which begins on page 2 of this paper.

**Remarks/Arguments** begin on page 15 of this paper.

### **AMENDMENTS TO THE CLAIMS**

1. (Original) A method in a computing system for automatically determining a valuation for a subject home in response to input from an owner of the home, comprising:

presenting a display that includes an indication of a first valuation determined for the subject home and indications of attributes of the subject home used in the determination, the indicated valuation being determined by applying to the indicated attributes a geographically-specific home valuation model is based upon a plurality of homes near the subject home recently sold;

presenting a display that solicits input from the owner that updates one or more of the indicated attributes;

receiving first input from the owner that updates one or more of the indicated attributes;

applying the geographically-specific home valuation model to attributes of the subject home as updated by the first input to determine and display a second valuation for the subject home;

presenting a display that solicits input from the owner that identifies the type, cost, and timing of one or more home improvements performed on the subject home;

receiving second input from the owner that identifies the type, cost, and timing of one or more home improvements performed on the subject home;

using the second input to determine and display (a) a present value of the identified home improvements and (b) a third valuation that takes into account the present value of the identified home improvements;

presenting a display that solicits input from the owner that identifies other assets or liabilities of the subject home and the value attributed to them by the owner;

receiving third input from the owner that identifies other aspects of the subject home affecting its value and the value attributed to them by the owner;

determining a valuation adjustment corresponding to the identified aspects;

displaying a fourth valuation that takes into account the determined valuation adjustment corresponding to the identified aspects;

presenting a display that solicits input from the owner that identifies homes near the subject home that the owner regards as similar to the subject home;

receiving fourth input from the owner that identifies homes near the subject home recently sold that the owner regards as similar to the subject home;

using the fourth input to generate a tailored geographically-specific home valuation model that (1) is based upon a plurality of homes near the subject home recently sold that is a superset of the homes identified by the fourth input, but (2) places special emphasis on the homes identified by the fourth input;

applying the tailored valuation model to the updated attributes of the subject home to obtain a fifth valuation of the subject home; and

displaying the fifth valuation based on the application of the tailored valuation model.

2. (Original) A computer-readable medium whose contents cause a computing system to perform a method for procuring information about a distinguished property from its owner that is usable to refine an automatic valuation of the distinguished property, the method comprising:

displaying at least a portion of information about the distinguished property used in the automatic valuation of the distinguished property;

obtaining 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; and

displaying to the owner a refined valuation of the distinguished property that is based on the adjustment of the obtained user input.

3. (Original) The computer-readable medium of claim 2, further comprising:

determining whether any of the altered home attributes is an attribute not present among home sales used to construct the geographically-specific home valuation model; and

if so, displaying a warning.

4. (Original) The computer-readable medium of claim 2, further comprising:

determining whether the refined valuation diverges from the automatic valuation by more than a threshold percentage; and

if so, displaying a warning.

5. (Original) The computer-readable medium of claim 2 wherein the adjustment of the obtained user input includes altering property attributes used in the automatic valuation of the distinguished property, and wherein the displayed refined valuation is based at least in part on the altered property attributes.

6. (Original) The computer-readable medium of claim 2 wherein the adjustment of the obtained user input includes adding a description of an improvement to the distinguished property, and wherein the displayed refined valuation is based at least in part on a valuation of the described improvement.

7. (Original) The computer-readable medium of claim 2 wherein the adjustment of the obtained user input includes adding a description of an aspect of the distinguished property not considered by the automatic valuation of the distinguished property and an estimate by the owner of its value, and wherein the displayed refined valuation is based at least in part on the estimate of the value of the described aspect.

8. (Original) The computer-readable medium of claim 2 wherein the adjustment of the obtained user input includes identifying recent sales of nearby properties regarded by the owner as similar to the distinguished property, and wherein the displayed refined valuation is based at least in part on a repetition of the automatic valuation of the distinguished property in which the influence of the identified sales is magnified.

9. (Original) The computer-readable medium of claim 8 wherein the adjustment of the obtained user input further includes identifying a scoring of the properties sold in the identified sales reflecting the relative level of similarity of the sold properties to the distinguished property, and wherein the displayed refined valuation is based at least in part on a repetition of the automatic valuation of the distinguished property in which the influence of the identified sales is magnified in a manner consistent with the identified scores.

10. (Original) The computer-readable medium of claim 9 wherein the user input identifies a scoring of the properties sold in the identified sales reflecting the relative level of similarity of the sold properties to the distinguished property by specifying a ranked order for the identified sales.

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