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Foster et al.

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(54) **METHOD AND SYSTEM FOR PROPERTY VALUATION IN AN ON-LINE COMPUTING ENVIRONMENT**

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(65) **Prior Publication Data**

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Related U.S. Application Data

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(51) **Int. Cl.**
G06Q 40/00 (2006.01)

(52) **U.S. Cl.** **705/10**; 705/35

(58) **Field of Classification Search** 705/10, 705/20, 38, 35
See application file for complete search history.

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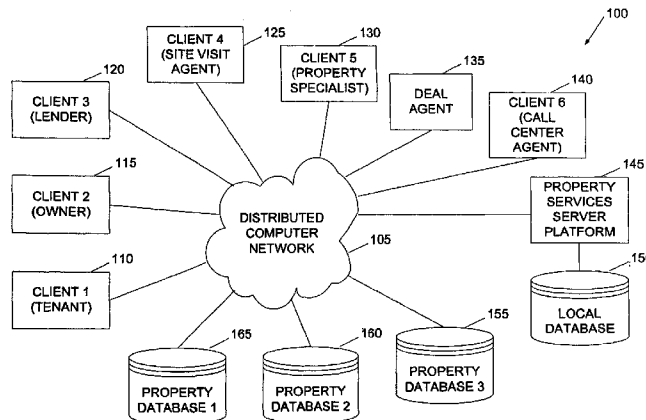
(57) **ABSTRACT**

The present invention relates to providing on-line tools for property-related on-line calculations. A distributed computer network can enable a user to access multiple databases and to obtain comparables data related to a property of interest for use in calculations. A user can access the latest, broadest set of relevant property data and to select relevant comparable values quickly and with minimal manual intervention. An on-line property management environment can comprise a distributed computer network coupled to numerous client computers, a property services server platform connected to a local data base, and numerous property information databases. A valuation tool, lease improvement calculator, refinancing calculator, capitalization rate calculator, mortgage and amortization calculator, and an affordability calculator can enable a user to make multiple property-related on-line calculations.

18 Claims, 55 Drawing Sheets

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Fig. 1

FIG. 2

145

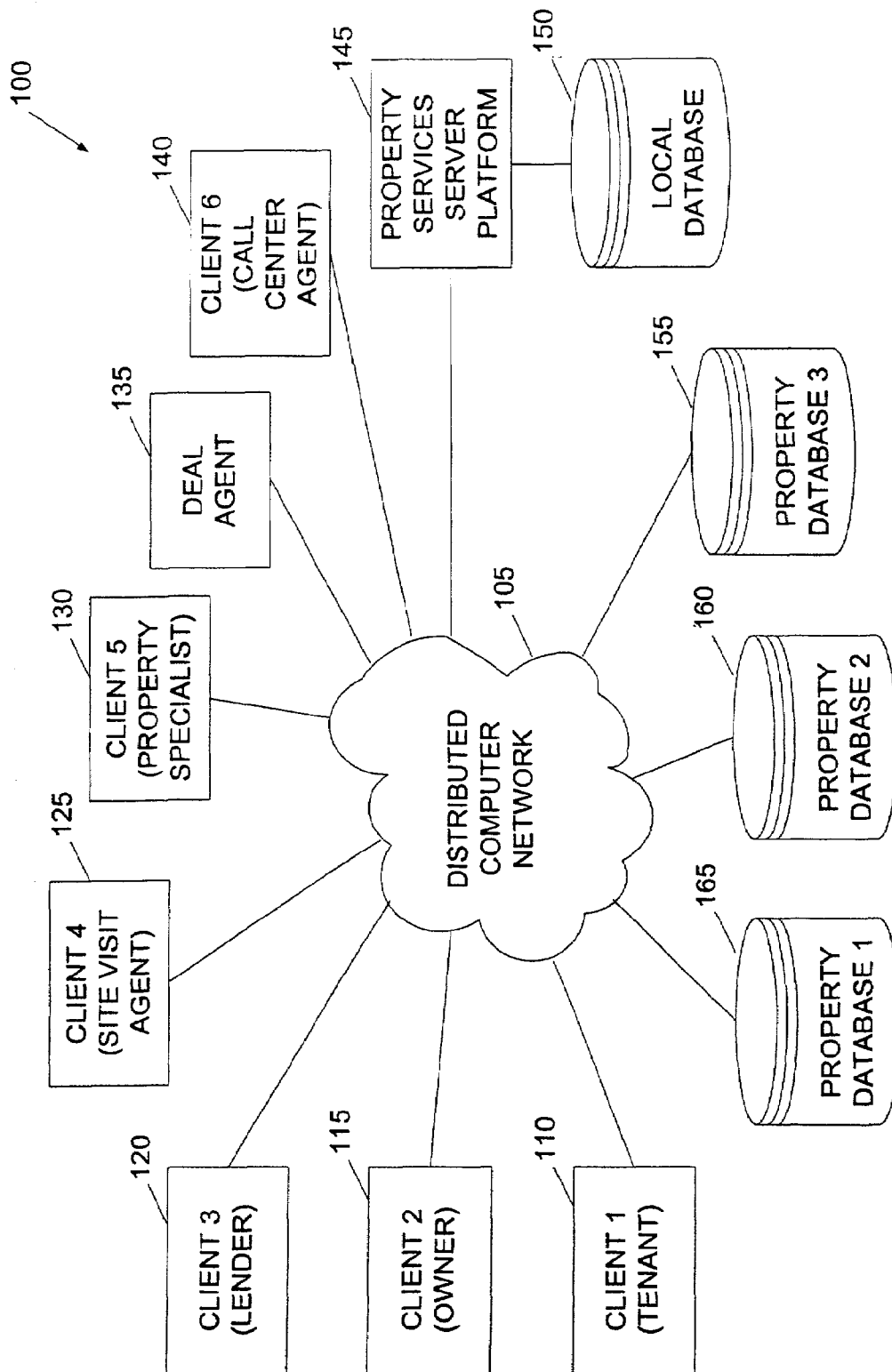205 PORTAL SERVER
210 WEB SERVER
215 APPLICATION SERVER
220 DATABASE SERVER

PROPERTY SERVICES SERVER PLATFORM

FIG. 3

300

301 — (START)

305 — | ENTER PROPERTY DETAILS |

310 — | SEARCH, RETURN &/OR ENTER COMPARABLES DATA |

315 — | ENTER CAPITAL EXPENSES |

320 — | ENTER MORTGAGE DETAILS |

325 — | ENTER INVESTMENT DETAILS |
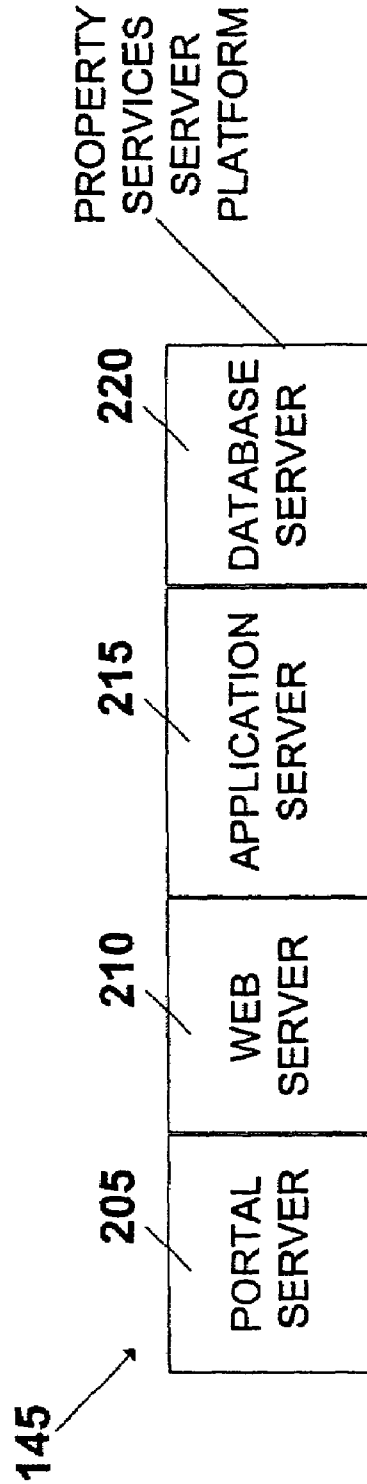
330 — | CALCULATE RESULTS AND CREATE REPORTS |

399 — (END)

DOCKET ALARM
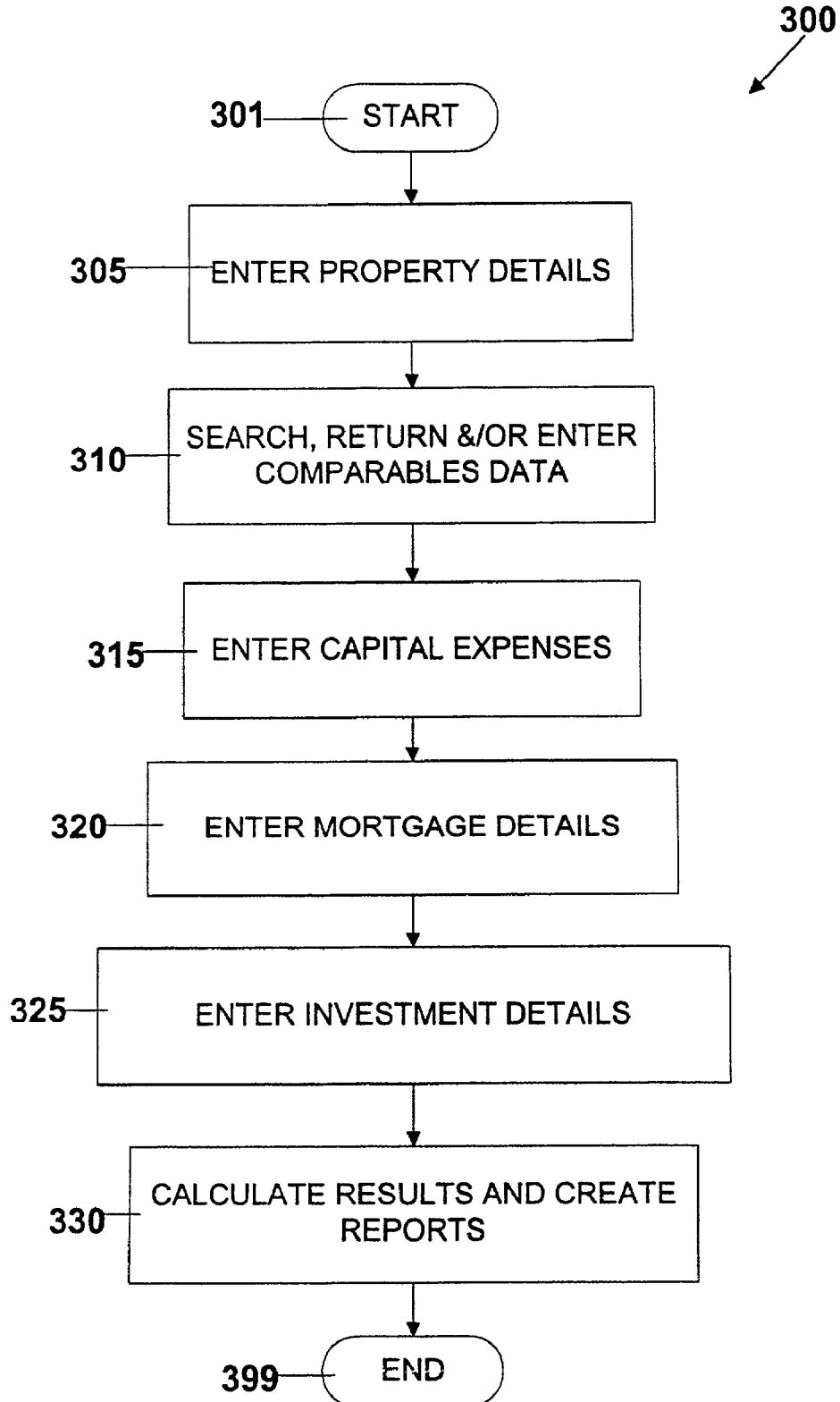
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