

INTERNET ARCHIVE

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 Automated Real Estate Valuation and Data
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AVM's

What's the deal with **AVM's**?
 How do they work? What do they look at to predict value? How can they help you?

For answers to these and other questions, [click here](#).

realAccess™ Reports

real-info.com reports present the data you need in a concise, easy-to-read format. Click on a report below to learn more.

[realRecord™](#)

[realComps™](#)

[realReport™](#)

[AVM Reports](#)

[realAssessment™](#)

[i-Val™](#)

[Q-Val™](#)

[CASA \(by CSW\)](#)

[ValueSure \(by Fidelity\)](#)

[VeroVALUE](#)

[PowerBASE](#)

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What is an AVM?

AVMs (Automated Valuation Models) are computer programs that use real estate information, such as demographics, property characteristics, sales prices, and price trends to calculate a value for a specific property.

The basis of AVMs is adjustments, whether used as an MRA, neural network (multiple MRA equations), appraiser emulation, or other method.

Some AVMs use more than one method of calculating a value. Typically an MRA and appraiser emulation are used. Appraiser emulation is more like what an appraiser does. The most similar sales are selected and adjustments are made.

How will Real Info's AVM products help you?

We provide automated property valuation solutions at a fraction of the cost of traditional appraisal methods in a fraction of the time. By utilizing our proprietary AVM technology, we arrive at a value 80% of the time, compared to our best competition at 60% in their strong counties.

What does this mean for Real Info customers?

For every **Real Info** AVM that "runs" you, the customer, are saving time and money. This is a valuable proposition.

What is hit rate and accuracy?

"Hit Rate" is the percentage of time an ordered AVM returns a value.

"Accuracy Rate" is the percentage of time an accurate property value is returned.

What about hit rate & accuracy?

Real Info boasts the highest hit rates and accuracy rates in the industry--82% average hit rate, including rural counties. In urban and suburban counties, hit rates can exceed 90%. Our values are within 8% of the actual market value, compared our competition's 12 - 14%.

What is the Total Valuation Solution?

Our total valuation solution means that we offer multiple AVM levels and multiple AVM products, with or without insurance. No-hit AVM's can be automatically upgraded to drive-by or full appraisals, guaranteeing you a value in every instance.

I hope we have answered all your questions regarding AVM's. If not please contact us or call (800) 771-5246.

The following matrix provides further information on each of our products, including their typical costs. Click on the links within the matrix to view sample products.

Product	Description	Price
Q-Val™ Report Automated Valuation Model (AVM)	The Q-Val™ (a.k.a. Quick Value) Report takes advantage of the large database through a rules-based, expert systems model to arrive at a predicted market value for a particular residential property. This tool is useful for home equity lenders, real estate agents, mortgage brokers and	\$50 with no volume commitment

<p><i>i-Val™</i> Report Automated Valuation Model (AVM)</p>	<p>bankers, private lenders, home buyers and many more.</p>	<p>\$25</p>
<p>realAssessment™ Report Automated Valuation Model (AVM)</p>	<p>The realAssessment™ Report is an estimated value based on assessed value and computer analyzed and calculated equalization rate.</p>	<p>\$15</p>
<p>CASA™ Automated Valuation Model (AVM)</p>	<p>CSW's Characteristics and Sales Analysis ("CASA") Service leverages a very large, meticulously filtered property records database and multiple, market-specific analytic approaches to estimate current market values for individual residential properties (single family and condominium).</p>	<p>contact Real Info</p>
<p>ValueSure™ Automated Valuation Model (AVM)</p>	<p>ValueSure™ generates a value estimate, comparable sales listing, and location map, along with a confidence factor that reflects the extent of available data and accuracy of the value estimate. ValueSure™ utilizes more than 20 years of historical property data and sales information from more than 1,100 U. S. Counties, and data from 85 percent of property ownership records nationwide, resulting in superior geographic coverage and data depth.</p>	<p>contact Real Info</p>
<p>VeroVALUE Automated Valuation Model (AVM)</p>	<p>VeroVALUE is a state-of-the-art automated valuation model (AVM) used for residential property valuation. Veros has combined the reliability of real estate fundamentals with the power of our proprietary advanced predictive technologies resulting in highly accurate valuations.</p>	<p>contact Real Info</p>
<p>PowerBASE Automated Valuation Model (AVM)</p>	<p>PowerBASE 6.0 combines two proprietary engines (PowerBASE and HPA) to simultaneously calculate a more accurate and reliable property valuation than any single-source process.</p>	<p>contact Real Info</p>
<p>ValuePoint Automated Valuation Model (AVM)</p>	<p>Provides estimated value; estimated valuation range, date of valuation; a confidence score; last market sale information and prior market sale information along with list of recent market sales.</p>	<p>contact Real Info</p>
<p>PASS Automated Valuation Model (AVM)</p>	<p>Powered by proprietary data warehousing, PASS delivers highly accurate and reliable valuation results for first mortgage, home equity and high LTV lenders.</p>	<p>contact Real Info</p>
<p>HPA Automated Valuation Model (AVM)</p>	<p>Home Price Analyzer is known throughout the industry for generating precise, immediate and reliable residential property valuations.</p>	<p>contact Real Info</p>
<p>AVM Insurance</p>	<p>Offered through a national insurance company paying the Insured any covered Loss resulting from a Default of a Loan and a Faulty Original Evaluation. Please contact a sales representative for more information on how our AVM's and insurance can work for you.</p>	<p>\$120 (includes AVM)</p>

Flood Certification	This report clearly states whether a particular property is within a flood zone. It uses the Federal Emergency Management Agency (FEMA) flood hazard areas to determine flood hazard levels. 24-hour turn around time.	\$20 for life of loan
Appraisal Quote	This is a free service that will return the user an estimated cost to complete an appraisal of the property in question. 24-hour turn around time.	free
Uniform Residential Appraisal Report	This level of residential appraisal report represents a full report which is used in determining market value for mortgage, estate, home equity, sale, assesment, and relocation purposes. The interior and exterior of the property is inspected.	\$300 (average cost)
704 Interior Appraisal Report (Short Form)	This form represents a shortened version of a full report. The interior and exterior of the property is inspected.	\$250 (average cost)
704 Drive-By Appraisal Report (Short Form)	This form represents a shortened version of a full report. Only the exterior of the property is inspected.	\$200 (average cost)