



US 20050154657A1

(19) **United States**

(12) **Patent Application Publication** (10) **Pub. No.: US 2005/0154657 A1**

**Kim et al.**

(43) **Pub. Date: Jul. 14, 2005**

(54) **CONDITION SCORING FOR A PROPERTY APPRAISAL SYSTEM**

(52) **U.S. Cl. .... 705/30; 705/19**

(76) Inventors: **Christopher D. Y. Kim**, Littleton, CO (US); **Charles J. Gadd**, Littleton, CO (US); **Andrea Cope**, Littleton, CO (US); **Santiago Silva**, Littleton, CO (US)

(57) **ABSTRACT**

Correspondence Address:  
**HENSLEY KIM & EDGINGTON, LLC**  
**1660 LINCOLN STREET, SUITE 3050**  
**DENVER, CO 80264 (US)**

An appraisal system obtains reliable information relating to subjective property characteristics of a property and quantifies the contributions of such subjective characteristics on the value of the property. An appraiser enters subjective property information regarding a subject property into the appraisal system, which evaluates other properties using property data obtained from property databases to identify comparable properties. Key condition data for the comparable properties is extracted from subjective property characteristics available from the real estate property data. The key condition data for both the subject property and the comparable properties is categorized and assigned condition scores based on the characteristic's impact on the property valuation. The condition scores for each property are combined into composite condition scores, which can be quantifiably compared with property characteristics to assist in selecting comparable properties. The condition scores of the subject property may also be employed to adjust the resulting appraisal value.

(21) Appl. No.: **11/034,456**

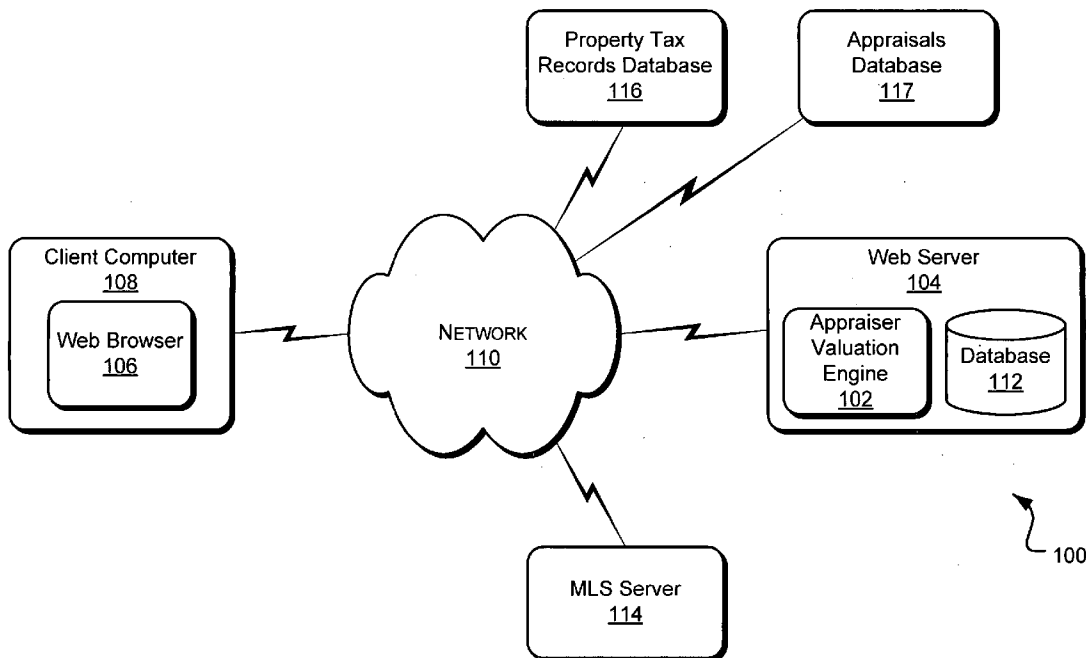
(22) Filed: **Jan. 12, 2005**

**Related U.S. Application Data**

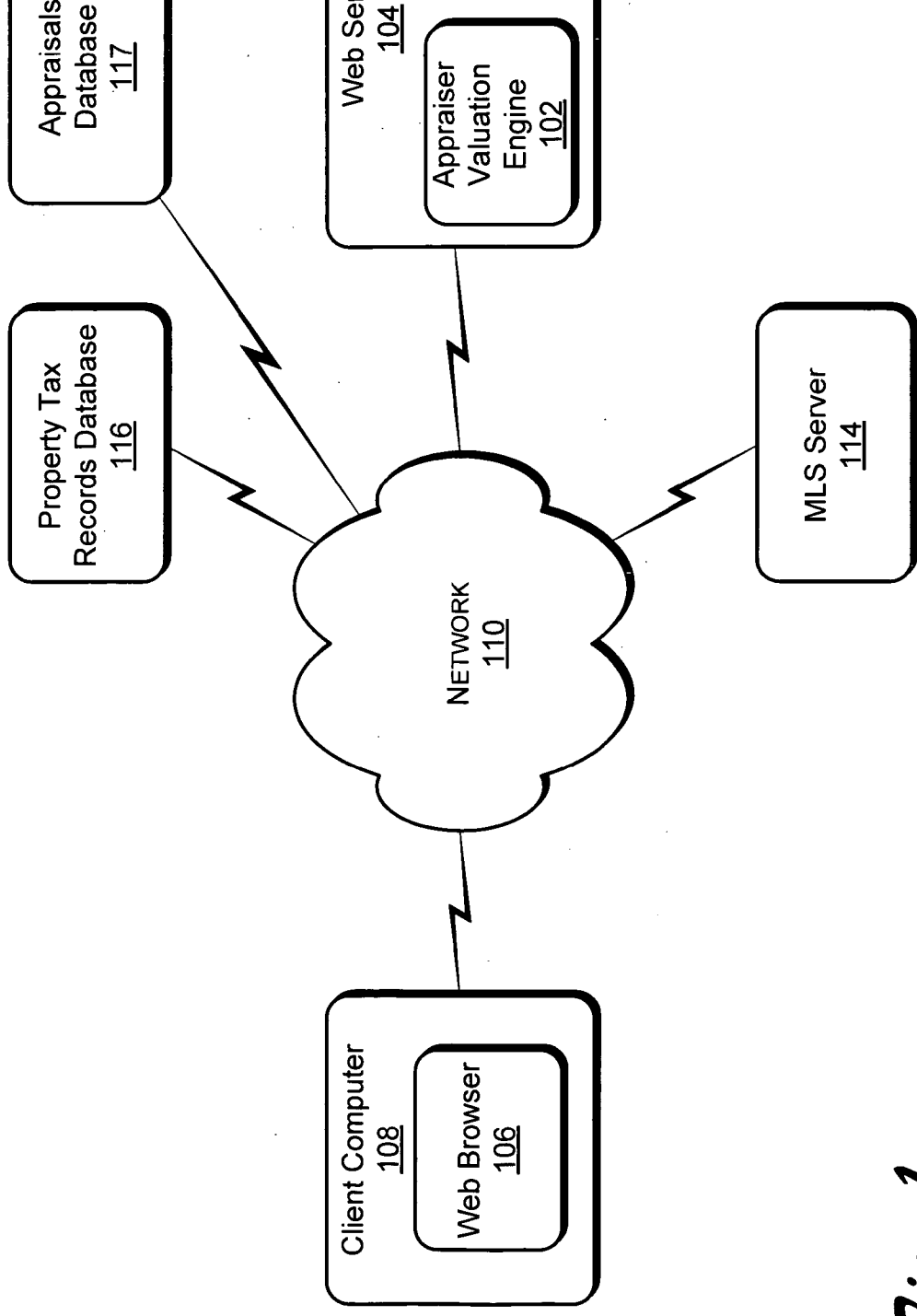
(60) Provisional application No. 60/536,107, filed on Jan. 12, 2004. Provisional application No. 60/536,111, filed on Jan. 12, 2004. Provisional application No. 60/536,215, filed on Jan. 12, 2004.

**Publication Classification**

(51) **Int. Cl.<sup>7</sup> ..... G06F 17/60**



MICROSTRATEGY 1004



*Fig. 1*

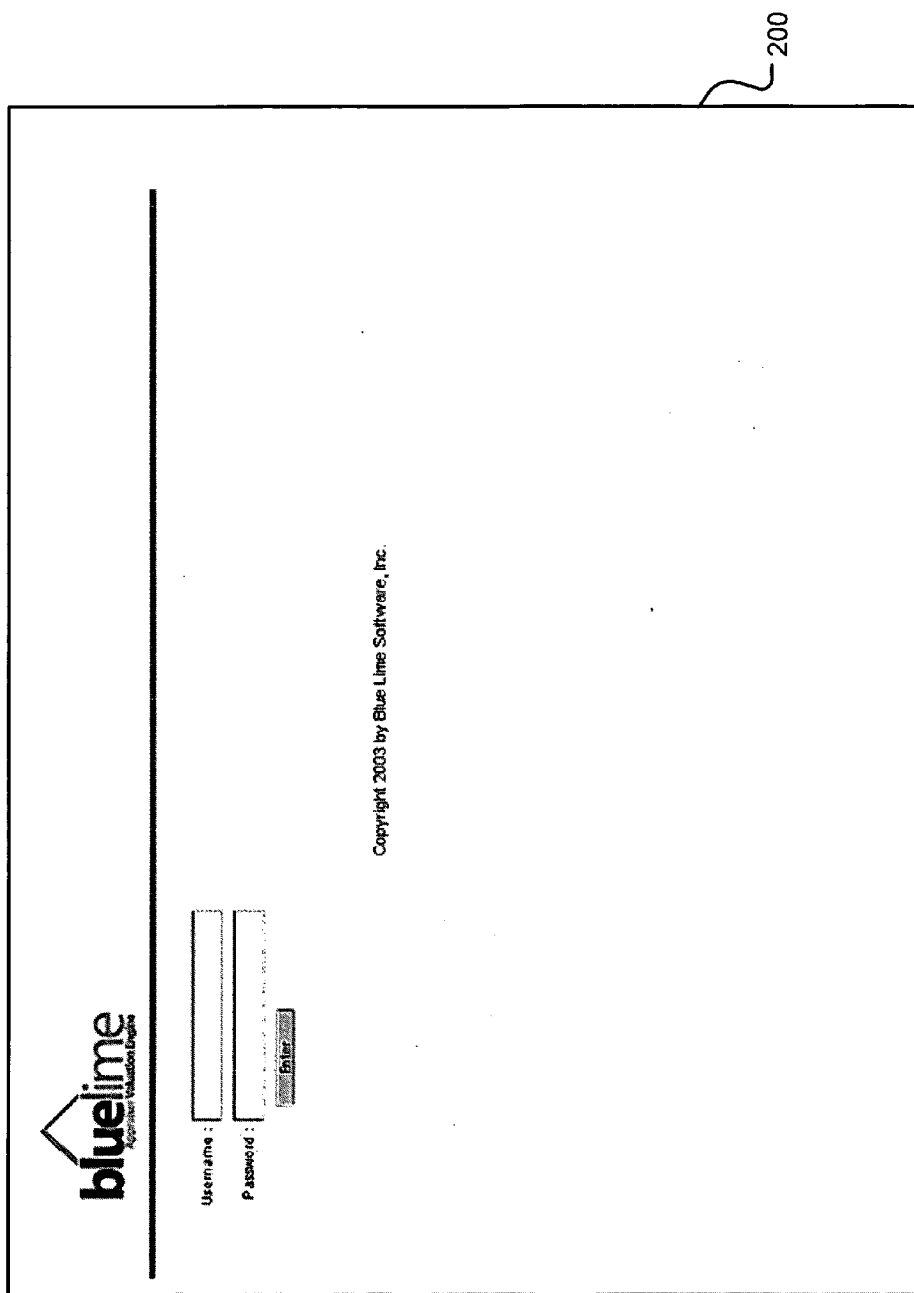


Fig. 2



Search for a New Property [My Account](#)

Street

9260 W Canyon Pl

Unit or Apt Number

City

Littleton

State

CO

Zip

80128

Or

Select a recent search...

locate this property

NOTE: Currently we have the following counties available for searching:

- Adams
- Arapahoe
- Boulder
- Broomfield
- Denver
- Douglas
- Elbert
- Jefferson
- Weld

1. Tax, Deed, and MLS information are combined to bring you the most comprehensive property information.
2. Data is updated weekly for the most recent information.
3. Comparables are searched by the closest and most similar and then matched to the smallest detail.
4. Appraiser's guidelines (Fannie Mae) are followed to bring you the most accurate comparables.

Fig. 3



Subject Property Found: 742637

See Property Tax Record Detail

Street: 8260 W CANYON PL Standard SubName: MEADOWS  
 City: LITTLETON SubName: MEADOWS FLG # 2 THE  
 Zip: 80128-7539 SubNum: 519200  
 Owner Occup: Y Owner Name: GADD CHARLES J  
 YOC: 1980

Step 1 - Verify the information from the tax record and edit if necessary.

Lat: 39.574412592233 Long: -105.101158640777

Type:  Detached Single Family  Ranch

Bedrooms on Main Level:  0  4

Basement SqFL:  1122

Walkout Bsmt:

SOFT on Main Level:  1122

Baths on Main Level:  1.75

Basement Finishet:  887

Garage:  2

Step 2 - Select any amenities the subject has in order to insure the best match.

Mother-In-Law Apt:  Air Conditioning:  Evap Cooler:

Double Pane Windows:  Storm Windows:

Deck:  Covered Patio:  Patio:

Pool:  Hot Tub:  Sauna:

402

404

406

Fig. 4

# Explore Litigation Insights

Docket Alarm provides insights to develop a more informed litigation strategy and the peace of mind of knowing you're on top of things.

## Real-Time Litigation Alerts



Keep your litigation team up-to-date with **real-time alerts** and advanced team management tools built for the enterprise, all while greatly reducing PACER spend.

Our comprehensive service means we can handle Federal, State, and Administrative courts across the country.

## Advanced Docket Research



With over 230 million records, Docket Alarm's cloud-native docket research platform finds what other services can't. Coverage includes Federal, State, plus PTAB, TTAB, ITC and NLRB decisions, all in one place.

Identify arguments that have been successful in the past with full text, pinpoint searching. Link to case law cited within any court document via Fastcase.

## Analytics At Your Fingertips



Learn what happened the last time a particular judge, opposing counsel or company faced cases similar to yours.

Advanced out-of-the-box PTAB and TTAB analytics are always at your fingertips.

## API

Docket Alarm offers a powerful API (application programming interface) to developers that want to integrate case filings into their apps.

## LAW FIRMS

Build custom dashboards for your attorneys and clients with live data direct from the court.

Automate many repetitive legal tasks like conflict checks, document management, and marketing.

## FINANCIAL INSTITUTIONS

Litigation and bankruptcy checks for companies and debtors.

## E-DISCOVERY AND LEGAL VENDORS

Sync your system to PACER to automate legal marketing.