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Khedkar et al.

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- (54) **METHODS AND SYSTEMS FOR AUTOMATED PROPERTY VALUATION**
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- (*) Notice: Subject to any disclaimer, the term of this patent is extended or adjusted under 35 U.S.C. 154(b) by 0 days.

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- (52) **U.S. Cl.** **705/400**; 705/10; 705/30; 705/35; 705/36; 705/37; 705/38; 705/26; 705/27; 707/10; 707/100; 707/200
- (58) **Field of Search** 705/400, 10, 30, 705/35, 36, 37, 38, 26, 27; 707/200, 100, 10

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(57) **ABSTRACT**

The present invention is a method and system for automating the process for valuing a property that produces an estimated value of a subject property, and a quality assessment of the estimated value, that is based on the fusion of multiple processes for valuing a property. In one embodiment, three processes for valuing a subject property are fused. The first process, called LOCVAL, uses the location and living area to provide an estimate of the subject property's value. The second process, called AIGEN, is a generative artificial intelligence method that trains a fuzzy-neural network using a subset of cases from a case-base, and produces a run-time system to provide an estimate of the subject property's value. The third process, called AICOMP, uses a case based reasoning process similar to the sales comparison approach to determine an estimate of the subject property's value.

26 Claims, 18 Drawing Sheets

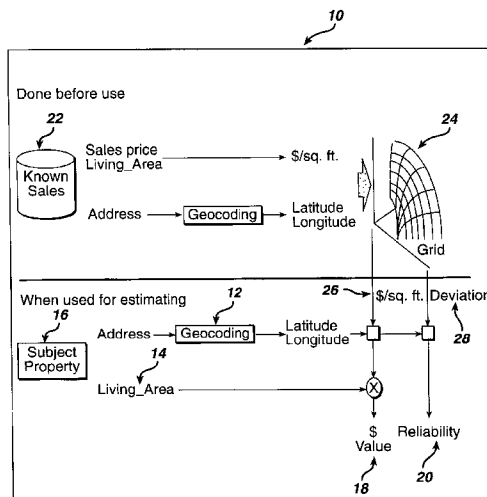


FIG. 1

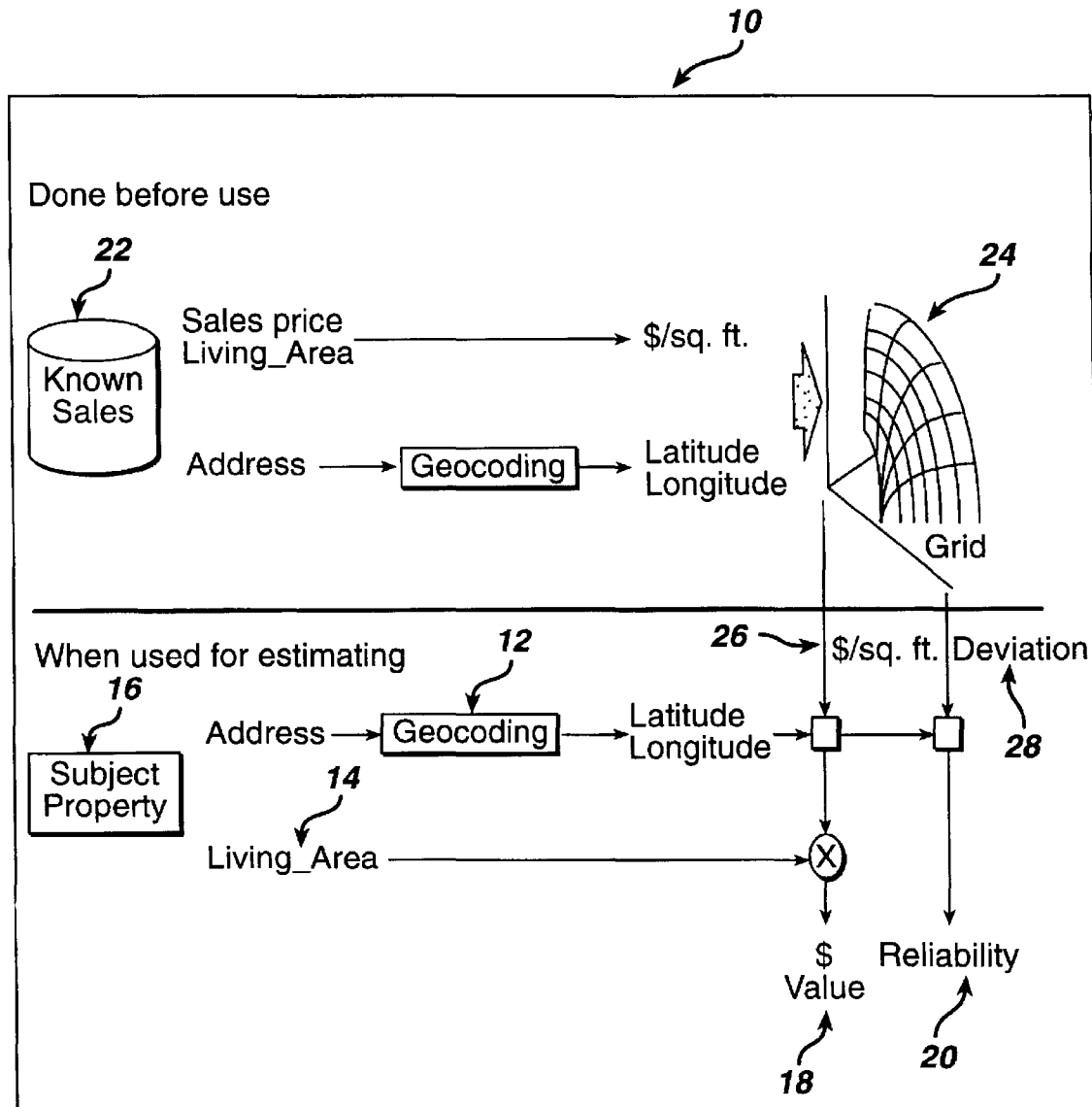


FIG. 2

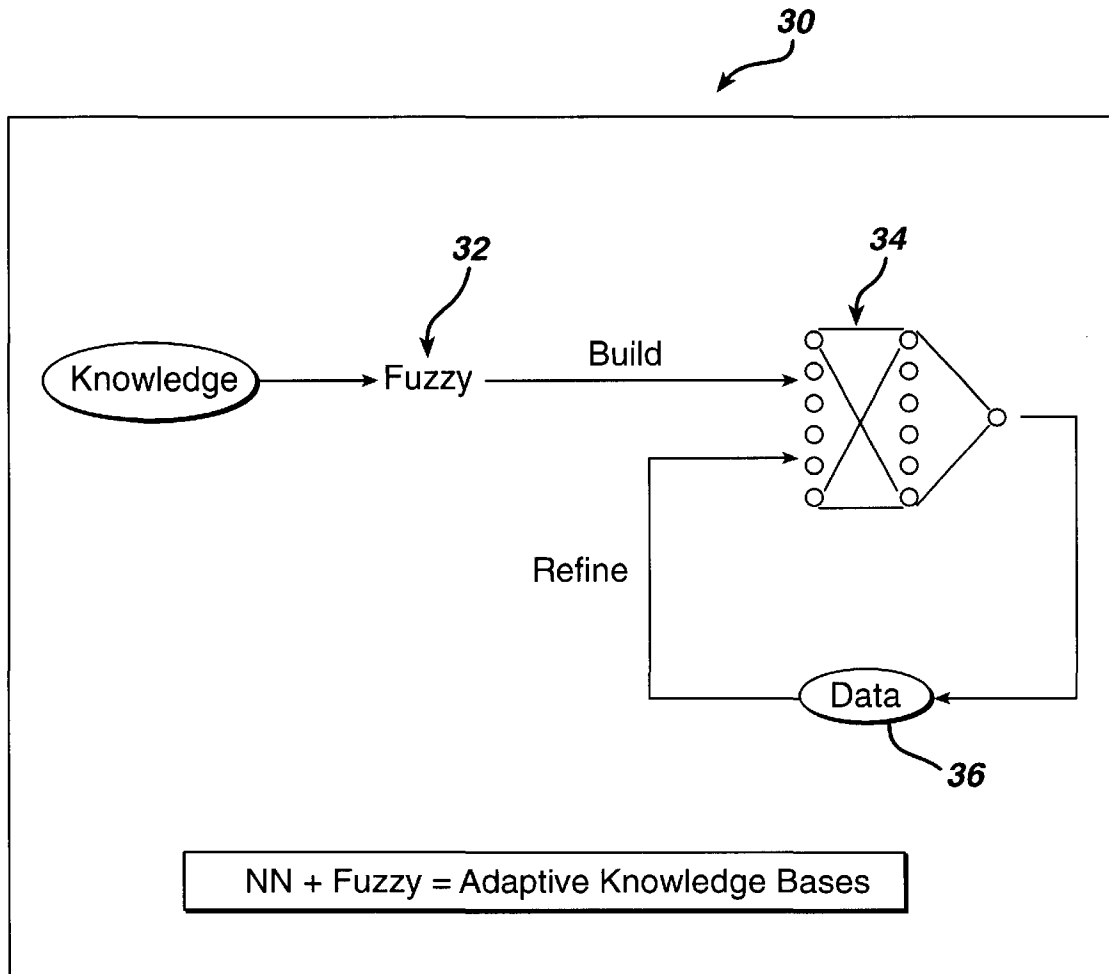


FIG. 3

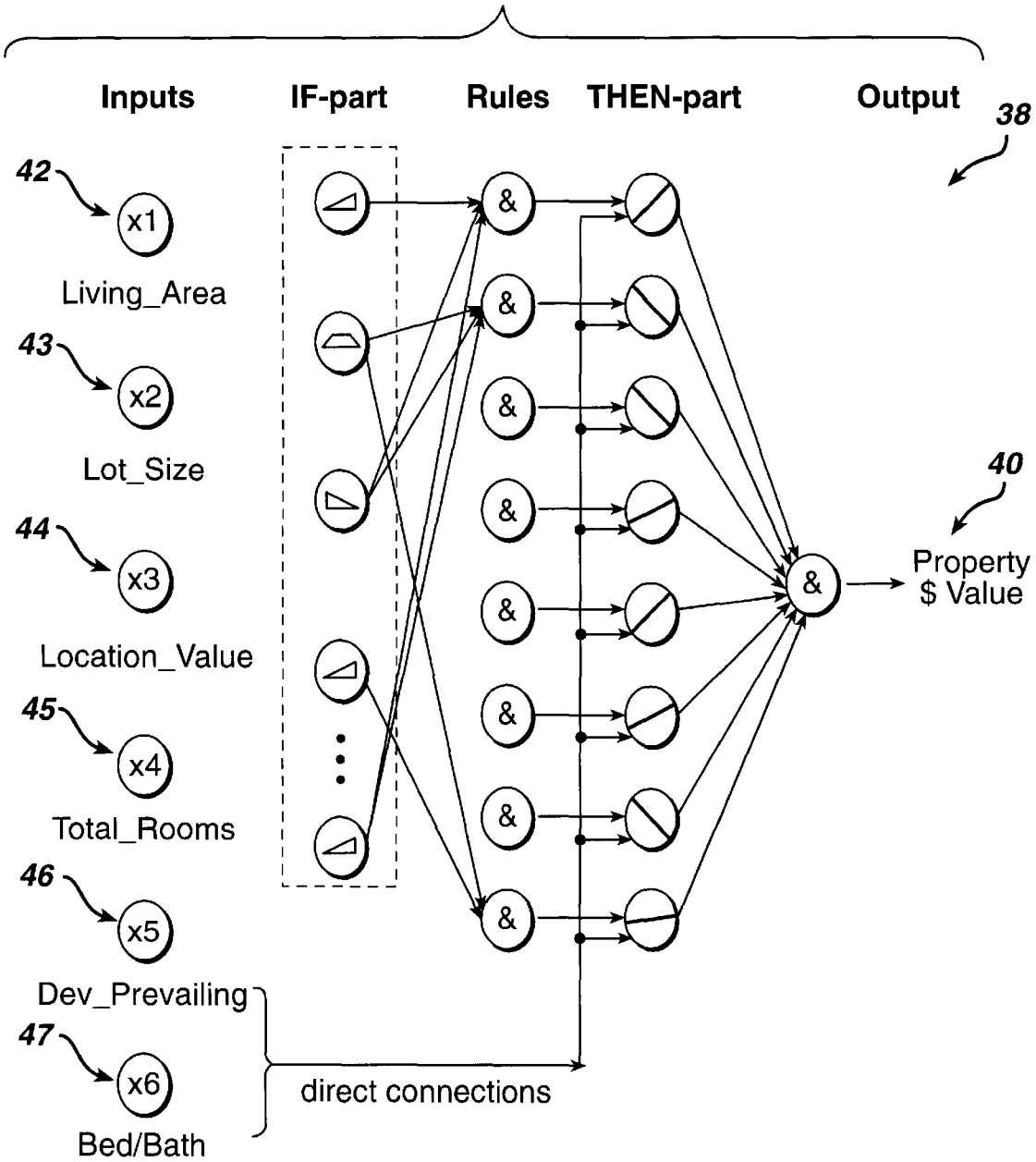
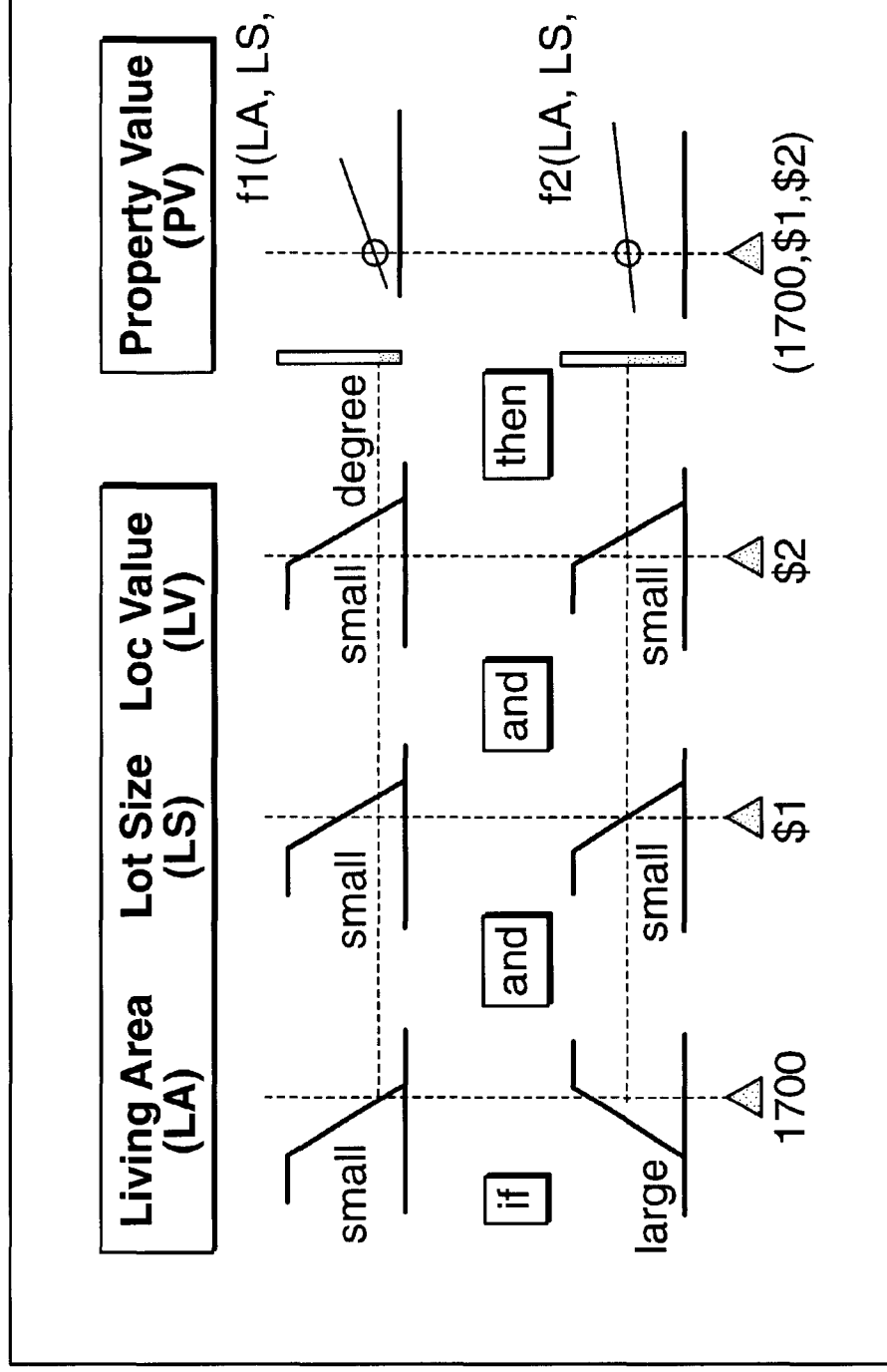


FIG. 4



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