US005414621A

United States Patent [19]

Hough

[11] Patent Number: 5,414,621

[45] Date of Patent: May 9, 1995

[54] **SYSTEM AND METHOD FOR COMPUTING A COMPARATIVE VALUE OF REAL ESTATE**

[76] Inventor: **John R. Hough**, 19014 Capehart Dr., Gaithersburg, Md. 20879

[21] Appl. No.: **846,932**

[22] Filed: **Mar. 6, 1992**

[51] **Int. Cl.**[6] **G06G 7/52**; G06F 15/30

[52] **U.S. Cl.** **364/401**; 364/406; 364/408

[58] **Field of Search** 364/400, 401, 402, 408, 364/406

[56] **References Cited**

U.S. PATENT DOCUMENTS

4,648,037	3/1987	Valentino	364/408
4,742,457	5/1988	Leon et al.	364/408
4,831,526	5/1989	Luchs et al.	364/401
5,006,998	4/1991	Yasunobu et al.	364/513
5,032,989	7/1991	Tornetta	364/401
5,083,270	1/1992	Gross et al.	364/408

OTHER PUBLICATIONS

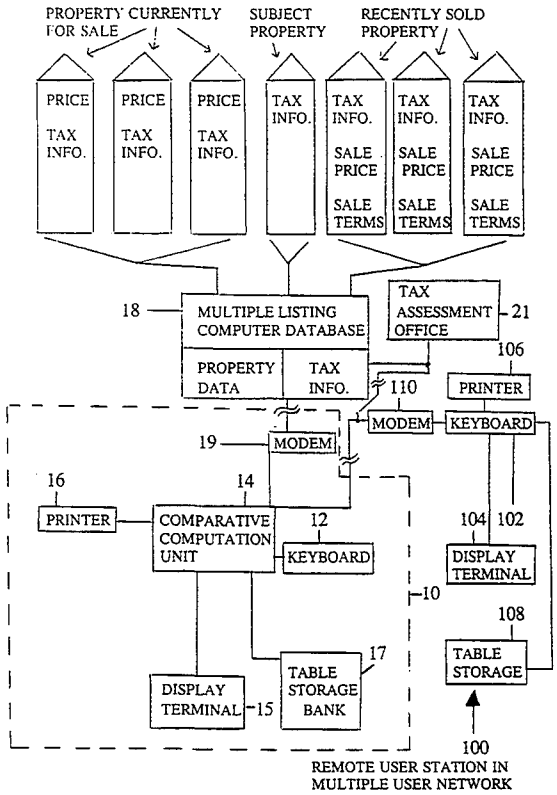
Gazis–"Real Estate Investment Analysis System", IBM Technical Disclosure Bulletin, vol. 13, No. 11, Apr. 1971, pp. 3274–3275.

Primary Examiner—Gail O. Hayes
Assistant Examiner—Joseph Thomas
Attorney, Agent, or Firm—Jacobson, Price, Holman & Stern

[57] **ABSTRACT**

A system and method for determining comparative values of comparable properties based on assessment percentages and sales data of the comparable properties to ultimately determine a value for a subject property. In a first embodiment, the "assessment percentage" is the "base property tax" for the subject property and comparable property. A price/tax factor is computed for each comparable property by dividing the sale (or sold) price of the comparable property by its base tax. The price/tax factor for each comparable property is then multiplied by the base tax of the subject property to generate a net comparative value for each comparable property. To take into account appreciation for recently sold comparable properties, an average appreciation is obtained for the area in which the subject and comparable properties are located. The average appreciation is pro rated to determine the comparative value for each comparable property. On the basis of the comparative values and other pertinent information, the value of the subject property may be set by a real estate agent, bank, appraiser, etc. In second and third embodiments, the "assessment percentage" is the "assessed value" and "phase value", respectively, which are used to compute the comparative values in a manner similar to the first embodiment.

5 Claims, 20 Drawing Sheets

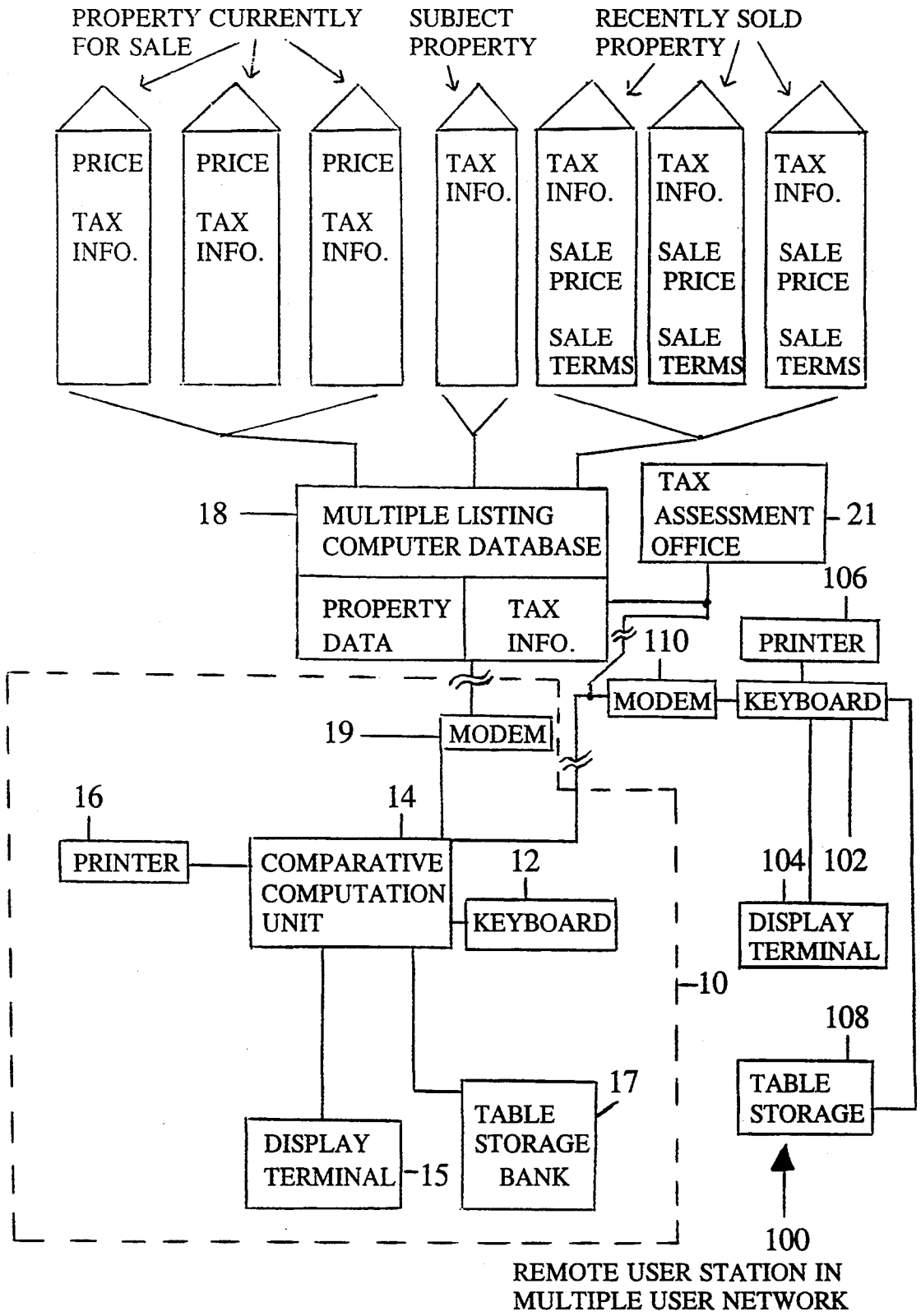


MICROSTRATEGY 1011

DOCKET ALARM

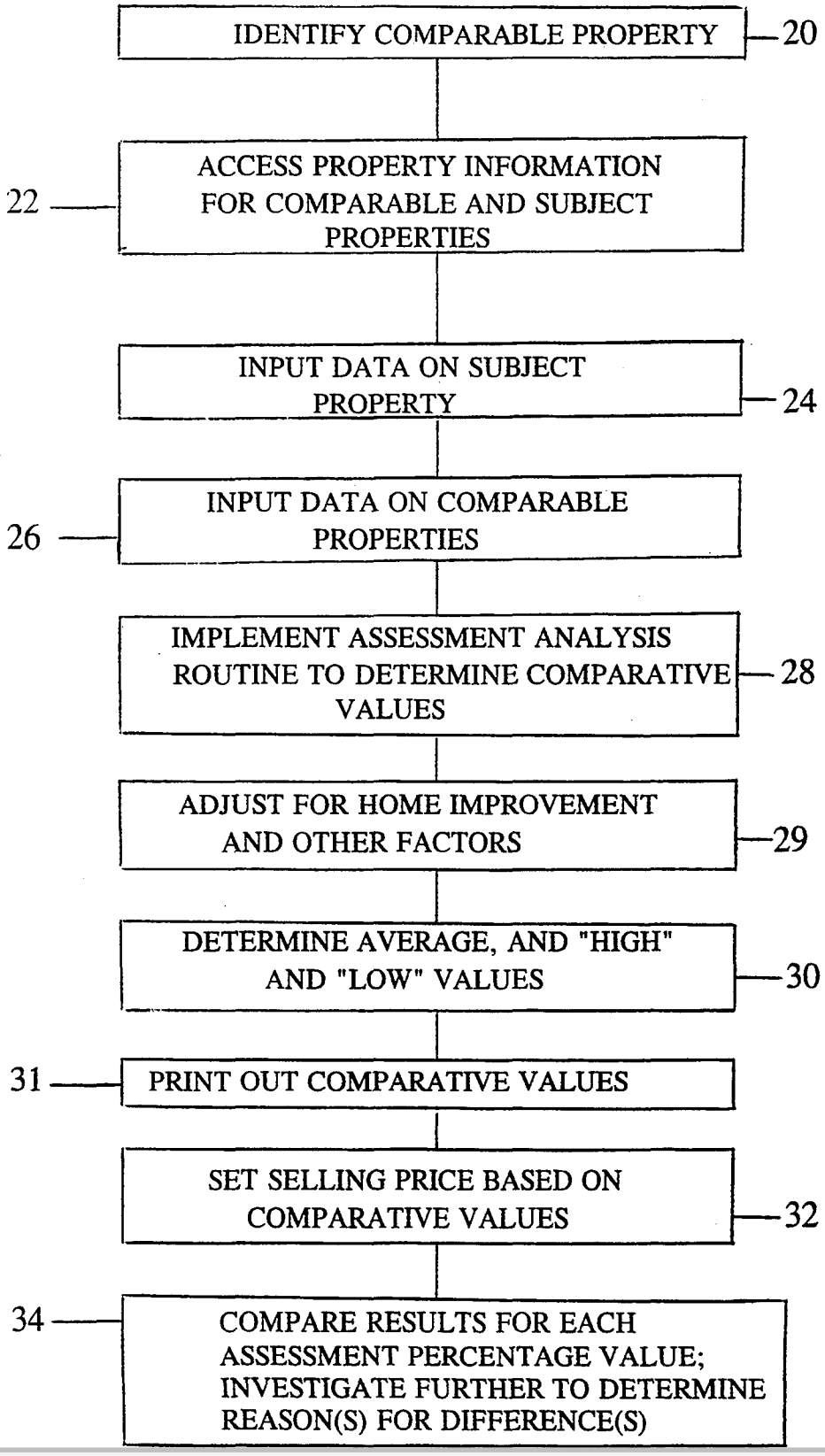
Find authenticated court documents without watermarks at docketalarm.com.

FIG. 1



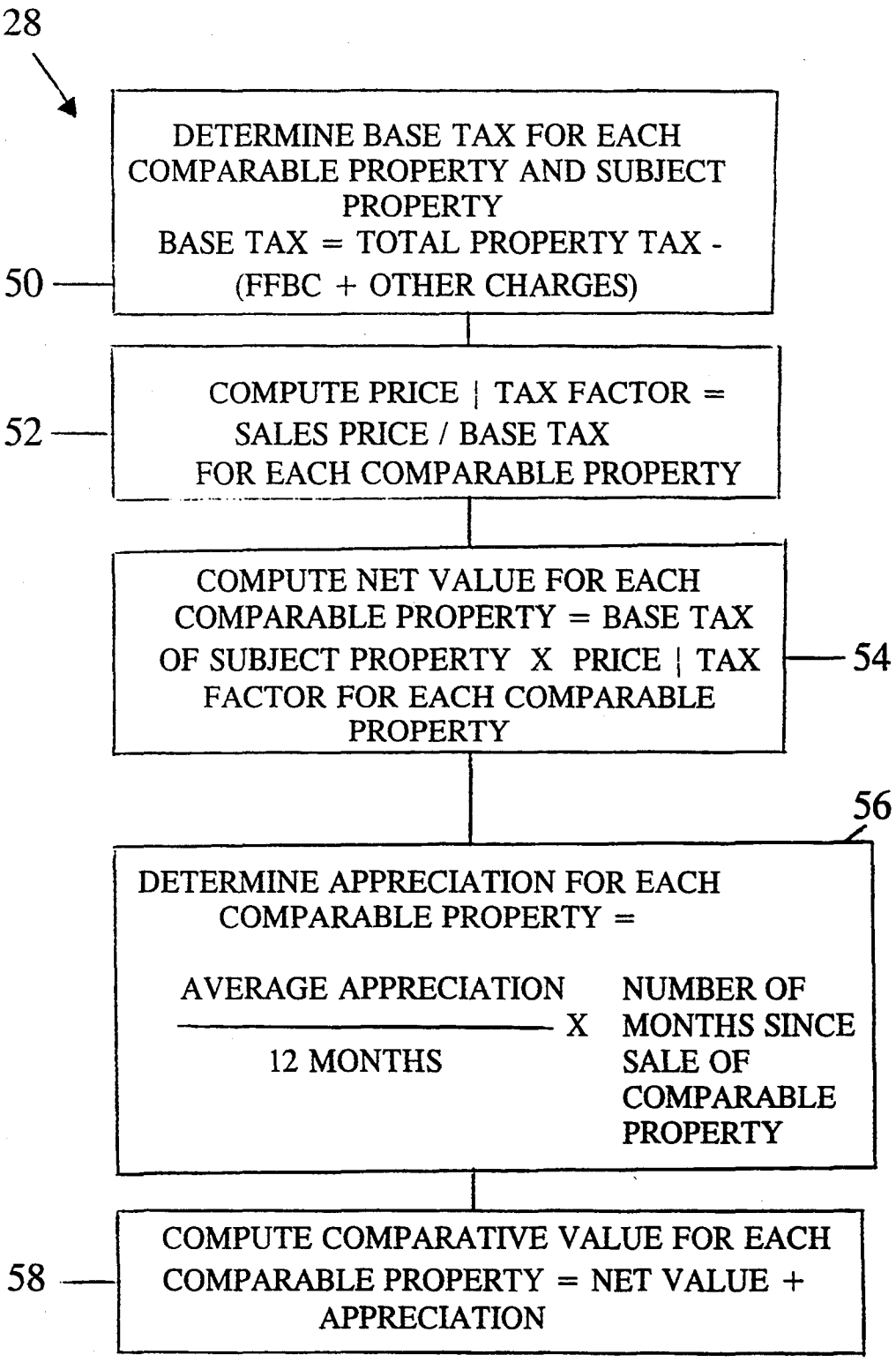
DOCKET ALARM Find authenticated court documents without watermarks at docketalarm.com.

FIG. 2



DOCKET ALARM
Find authenticated court documents without watermarks at docketalarm.com.

FIG. 3



DOCKET ALARM Find authenticated court documents without watermarks at docketalarm.com.

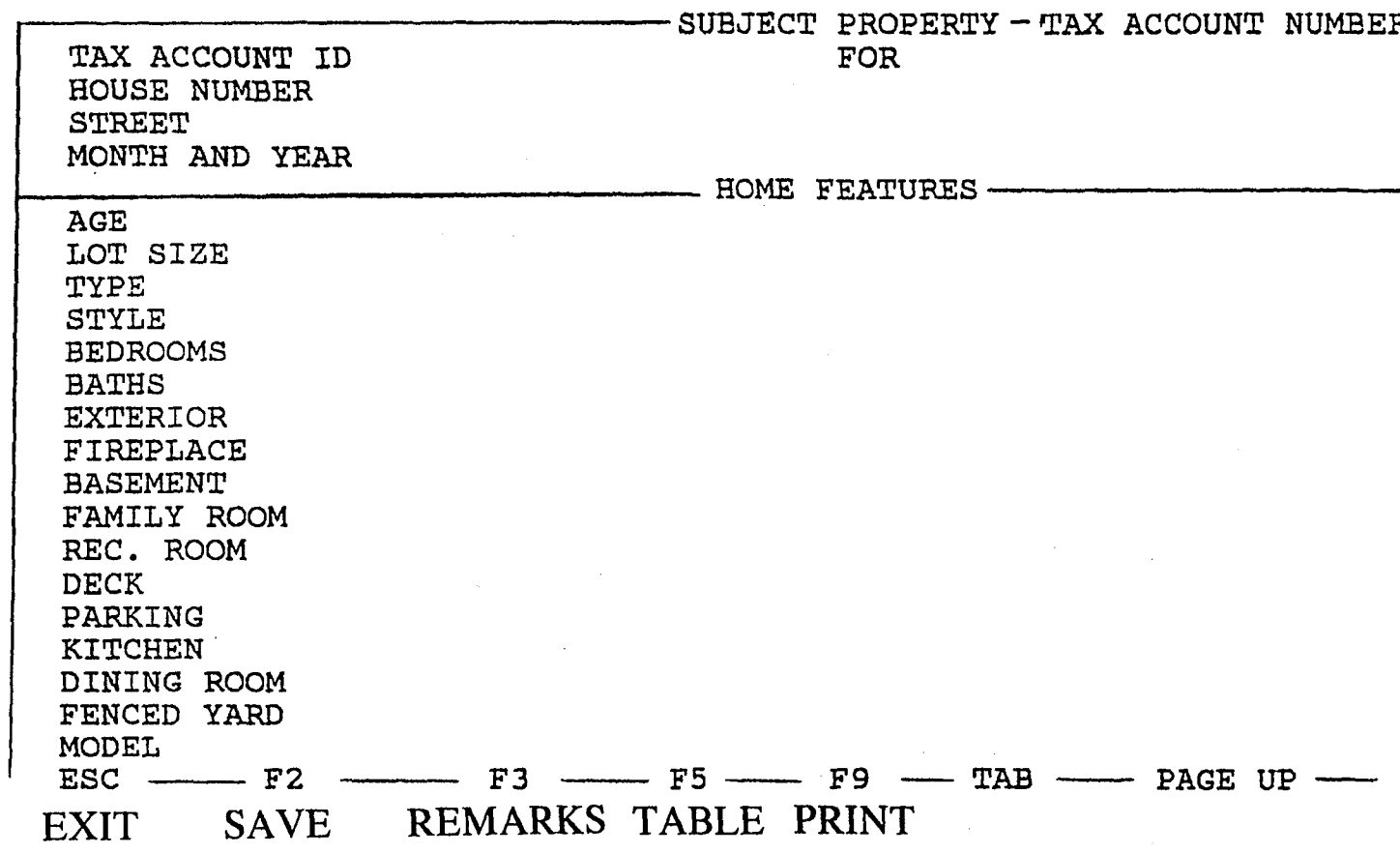


FIG. 4

DOCKET ALARM
Find authenticated court documents without watermarks at docketalarm.com.

DOCKET ALARM

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.