Property Report Information and Searching Guidelines

Data Sources

- Data is sourced from public records.
    - Tax assessor records which provide the property characteristics and other tax information
    - County recording of deeds (sales) and mortgages
- Data collection is done on different frequencies depending on the availability of data from the sources. Some counties provide it daily while others only allow access weekly or monthly.
- Sales information can sometimes be delayed by several months.

Data Availability

- Assessor and Recorder information is not available in all counties. Not all data is available in every county. Nor is there coverage in every county across the country. To determine if coverage is available, please check the "Available Counties" link to determine where county information is available.
- Sales amount is not available in "non-disclosure" states. Those states include:
    - Alaska
    - Idaho
    - Kansas
    - Louisiana
    - Mississippi
    - Missouri
    - Montana
    - New Mexico
    - North Dakota
    - Texas
    - Utah
    - Wyoming
- Some fields have less coverage than others. For example number of bathrooms is only populated in 54% of the cases across the country.

General Search Information

- You can search by site address, mailing address or both.
- You can limit your search results to exact matches or exact and close matches to widen your scope.

Entering Addresses

- **Spelling counts**
    - Misspelled street names or cities may result in a failed query or with incorrect results. Even a missing "s" at the end of a street may create a failed entry.
    - If entering an apartment or unit number, use unit or apt; # is not accepted.

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- **Address formats**
  - You must enter the address fields in the correct location by separating the <Street Number> <Street Direction> <Street Name> <Street Suffix> <City> <State> <Zip>
  - Minimum Required Search Criteria
    - <Street Number> <Street Name>, <Zip>
      - Example: 1 Venture, 92618
  - Other Address Formats
    - <Street Number> <Street Name>, <City>, <State> <Zip>
      - Example: 1 Venture, Irvine, CA 92618
    - <Street Number> <Street Name>, <City>, <State>
      - Example: 1 Venture, Irvine, CA
  - Additional address information
    - Less is more.
      - We recommend N, S, E & W for <Street Direction>
        - Example: Enter "N" for North
      - Abbreviate or eliminate <Street Suffix> for best results
        - Example: Cir., St., Dr.
    - Unit number can be placed after <Street Name>
    - Unit number must start with:
      - Unit
        - Example: 1 Venture unit 25C, Irvine, CA 92618
      - Apt.
        - Example: 1 Venture apt. 25C, Irvine, CA 92618

Entering Names

- Spelling also counts here (but the system is more forgiving than with addresses and cities)
  - Use legal names instead of nicknames.
  - If using first names, use formal names like William, James, or Douglas vs. shortened nicknames like Bill, Jim, Doug.
  - Last name is required. First name is optional.
  - When performing a name search, it will return up to the first 500 records, sorted by property ID.
  - If the property is owned by a trust which contains the name you are searching for, it will return the record.

Sales Comparable Reports

- Default values (+/-)
  - Property Characteristics
    - Bedrooms Range = 2
    - Bathrooms Range = 2
    - Square Feet Range = 600
    - Lot Size Range = 2000
    - Year Built Range = 10
    - Sales Date = 6 months
    - Radius from subject property = 10 miles