

Lawrence Board of REALTORS®

Technology Committee

Thursday, May 30, 2024 – 1:00 pm

1. Welcome
 - a. Review Previous Meeting Minutes
2. Discuss Possible New Integrations
 - a. Lundy's Finding Homes for Alexa
 - b. Restb.ai –AI for Real Estate Image Tagging
 - c. CRS Tax Search – saw demo at RLMs.
3. Update on NAR Settlement Agreement
 - a. June 18th – LBOR Midyear Luncheon Mtg
 - b. NAR Settlement Opt-In Deadline for Association Owned MLSs is June 18th.
 - c. Visit <https://www.Facts.Realtor> for the latest news and FAQs on the Settlement.
 - d. Visit <https://www.nar.realtor/competition-in-real-estate> for information and resources.
4. Gather Cloud CMA feedback from Committee Members who belong to the Heartland MLS.
5. Discuss Data Feed for Homes.com
 - a. The existing term will renew for 1-year terms beginning August 11, 2025. Need written notice to terminate at least 90 days prior to the end of our term.
 - b. Discuss Display Inconsistencies/Concerns.
6. Review Showing Solutions:
 - a. ShowingTime – Current Vendor at \$1 per member per month pricing.
 - i. Review Showing Time answer to question about Automated One-Day Codes.
 - b. SentiLock Showings – Backed by NAR
 - i. SentiKey Showing Service – Requested an updated demonstration / test site?
 - ii. The full MLS Option was previously offered at \$1 per member per month.
7. Review Forms Vendors – Do we need to expand or reconsider our current Forms vendors? (All Forms are also available in Paragon > MLS Docs)
 - a. Dotloop – Current vendor / a LMLS Broker owned company.
 - b. DocuSign – Current vendor
 - c. Broker Mint – Not currently using / Used by KAR
 - d. Form Simplicity – Not currently using / Used by KAR
 - e. SkySlope – Not currently using / Used by KAR
 - f. zipForm® Plus – no longer using due to increased costs and low adoption / Used by KAR
8. Rental Beast – KAR has entered into a license agreement to offer Rental Beast as a Member Benefit.
9. Emerging Trends
10. Innovation –
 - a. Identify opportunities.
 - b. What can the LBOR help solve for Members?
 - c. Comfort and Growth do not co-exist.
11. Committee Member Perspectives – open discussion.
12. Old Business
13. New Business
14. Adjourn

2024 Technology Committee

Zach Dodson, Chairperson

Bailey Stuart
Dana Baker
Drew Deck
Eddie Davalos
Josh Reazin
Michael Elliott
Nicholas Lerner
Shelly Milburn
Tanya Kulaga
Vanessa Schmidt
William (Bill) Perkins
Rob Hulse, Staff Liaison

Stephens

McGrew
Heck Land
RN Preferred
McGrew
BHGKC
Veritas App
McGrew
KWRP, Inc
RE, Hedges
KW Integrity
KW Integrity
LBOR

Committee FYI for LBOR/LMLS Contracts:

SentriLock –	Renews March 2027
Paragon –	Renews June 18, 2026
DocuSign –	Requires a 60 Day Notice to Terminate
Dotloop –	Renews Annually in March
Homes/HomeSnap	Renews August 2025 (one-year terms thereafter)
ListHub –	Renews Annually in May
ShowingTime –	Renews Annually in August
CE Shop –	Beginning February 2024 – 60 Day Notice to Terminate
zipForm® –	Discontinued updates based on cost and lack of adoption.

Lawrence Board of REALTORS®

Technology Committee Meeting Minutes 1:30pm Tuesday, March 19, 2024

The Technology Committee Meeting was called to order. The previous meeting minutes were reviewed, and **it was moved and seconded to approve the minutes as reported. Motion passed.**

First discussed was a follow up on the Paragon Connect Application vs website. The LMLS does NOT yet provide the Paragon Connect App. The website for Paragon Connect is currently live and available at no additional cost. The App will come at an additional cost. No action was taken on this item, and the LMLS will continue to offer Paragon Connect in the online website version.

Next, the Committee received an update from LMLS Staff on the NAR Settlement Agreement. The Committee feels it is important to convey a sense of calm to membership and to remind members that their business is not being interrupted.

At this time, the Committee discussed the amount of paper required to print meeting packets. **It was moved and seconded to stop preparing printed packets for meetings. Motion Passed.**

Next, the Committee reviewed a Cloud CMA Proposal provided by Black Knight. Those on the Committee with access to Cloud CMA through Heartland MLS will report back to the committee with their feedback at the next meeting.

Next, the Committee discussed possible showing services. For ShowingTime, the Committee has asked for information about Automating the Generation of one-day showing codes. Staff will report back to the Committee with ShowingTime's response. Additionally, the Broker Bay solution has received bad feedback following their integration with KCRAR/Heartland. As a result, Broker Bay is not up for consideration at this time. Last, SentiKey Showing Solutions will be asked to provide the Committee with an updated Demo, and the possibility of a test site.

Next, the Committee considered our current list of Forms Vendors. Some area brokerages use SkySlope. Otherwise, interest in BrokerMint and Form Simplicity was minimal. Forms will continue to be offered using DocuSign and Dotloop.

Last, the Committee was informed that KCRAR/Heartland had reached out about doing a data feed that could include offers of Cooperation and Compensation. The NAR Lawsuit/Settlement removes any option for the MLS to participate in the sharing of Compensation. No action was taken on this item.

Having come to the end of the scheduled meeting time, the meeting was adjourned.

2024 Technology Committee

P Zach Dodson, Chairperson

P Bailey Stuart

P Dana Baker

U Drew Deck

U Eddie Davalos

P Josh Reazin

P Michael Elliott

P Nicholas Lerner

P Shelly Milburn

P Tanya Kulaga

E Vanessa Schmidt

U William (Bill) Perkins

P Rob Hulse, Staff Liaison

Stephens

McGrew

Heck Land

RNPreferred

McGrew

BHGKC

Veritas App

McGrew

KWRP, Inc

RE, Hedges

KW Integrity

KW Integrity

LBOR

P – Present, E – Excused, U - Unexcused

September 5, 2023

Real Estate Tech Leader FMLS Brings Cutting-Edge AI to Agents, Brokers Powered by CoreLogic and Restb.ai

IRVINE, Calif., September 5, 2023 — CoreLogic®, a global leader in property information, analytics and data-enabled solutions, and Restb.ai, real estate’s computer vision leader, are teaming up with First Multiple Listing Service (FMLS), the fourth-largest MLS in the country, to provide the most complete package of cutting-edge generative AI tools to FMLS’s 57,000-plus real estate professional subscribers, delivered through the CoreLogic suite of MLS solutions.

“FMLS is bringing the best that AI has to offer to the real estate industry,” said Jeremy Crawford, FMLS President and CEO and an AI leader in the MLS industry. “We are setting a new standard of tech excellence as we deliver the full Restb.ai Artificial Intelligence Platform through our CoreLogic solutions to dramatically improve the daily work lives of our agents, brokers, and ultimately, their buyers and sellers.”

Restb.ai AI services will be fully integrated into FMLS’s CoreLogic Matrix™ platform and CoreLogic OneHome™ client collaboration portal. Recently recognized as an Inman Innovator, Restb.ai’s generative AI will automatically extract data insights from property photos to streamline the listing input process. Using this same technology, once integrated, homebuyers can upload a photo in OneHome and search for listings with desired features, introducing a new dimension in property search.

Restb.ai services also enhance CoreLogic Listing Data Checker to help ensure MLS and ADA compliance before publication in the MLS and syndication to third-party sites.

“FMLS delivers a distinct AI advantage to its subscribers by enhancing its current Matrix MLS product suite with the addition of Restb.ai AI services,” said Shaleen Khatod, Executive, Enterprise Strategy & Initiatives at CoreLogic. “We are pleased to be working with FMLS and Restb.ai to lead the industry with truly meaningful innovations that we hope will benefit many clients.”

“Jeremy’s technology leadership is helping accelerate the advancement of AI in the MLS industry,” said Lisa Larson, Managing Director of North America for Restb.ai. “He demonstrates a micro-focused commitment to equipping his agents and brokers with AI-enhanced MLS tools to help them succeed in today’s modern landscape. His strategic leadership also underscores an unwavering emphasis on data accuracy and data security.”

FMLS will deploy the new Restb.ai technology throughout its CoreLogic products and services, which will include:

- **Photo Tags:** During the Matrix listing input process, advanced AI technology reads what’s in the image and provides automated captions for each photo in seconds, saving FMLS agents significant time.

- **ALT-Text Technology:** AI adds the appropriate ALT-Text (tags) description for every photo uploaded for the listing to help ensure accessibility and ADA compliance when images are automatically distributed to FMLS member websites.
- **Generative Property Descriptions:** In seconds, computer vision technology takes the dozens of photos and agent uploads for their listing to automatically compose several different property descriptions. Agents may select from the different styles and tones and edit any draft to ensure the property description reflects their own branding style.
- **Image Matching Capability:** Restb.ai's MLS Match is a revolutionary new photo match technology integrated into CoreLogic's Matrix and OneHome applications. Its computer vision technology identifies properties with similar features and architectural styles, delivering a better way to search for properties compared with today's standard search criteria.

These new features and benefits are in addition to FMLS's existing photo compliance system and CoreLogic Listing Data Checker. Rollout for the new features will commence in early Q4 2023.

About FMLS

First Multiple Listing Service (FMLS) was founded in 1957 by a group of Brokers who wanted to share real estate listings and connect buyers and sellers. Today, FMLS is the 4th largest MLS' in North America, serving over 57,000 real estate agents and brokers in Georgia and across the southeastern United States. For additional information or to start a discussion about how we can partner, please contact us at join@fmls.com

About CoreLogic

CoreLogic is a leading provider of property insights and innovative solutions, working to transform the property industry by putting people first. Using its network, scale, connectivity, and technology, CoreLogic delivers faster, smarter, more human-centered experiences that build better relationships, strengthen businesses, and ultimately create a more resilient society. For more information, please visit corelogic.wpengine.com.

About Restb.ai

[Restb.ai](https://restb.ai), the award-winning leader in AI and computer vision for real estate, provides image recognition and data enrichment solutions for many of the industry's top brands and leading innovators. Its advanced AI-powered technology automatically analyzes property imagery to unlock visual insights at scale that empower real estate companies with relevant and actionable property intelligence. Restb.ai is like having a real estate expert instantly research and provide a deep insight into each of the 1 million property photos uploaded daily.

Media Contact

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Fact Sheet

MLS Product Suite - **Basic/Advanced Tags**

What:

Every photo contains a wealth of information. Restb.ai AI tagging solutions extract all of those insights during the listing upload process to completely populate and enrich property listings. Restb.ai solutions provide details at both the image level and analyze all listing photos to deliver insight into each property.

How:

During the listing creation process, Restb.ai AI-powered tagging solutions analyze all of a property's images to determine the room type/home space depicted in each photo, from major appliances to interior and exterior home features, architectural styles and more. Every image is identified by room type, and a short caption describing the image contents is automatically created. Additionally, the listing input form is pre-populated with the relevant information identified in the photos. All AI-generated details are presented to agents for review and final confirmation.

Features:

Our AI tagging solutions come in two packages: Basic and Advanced

1. **Basic:**

- Detects the room type/home space of each image (ex. Bedroom, bathroom, etc.), providing 50+ RESO-standardized classifications (RESO "Image Of" field)

2. **Advanced (includes Basic):**

- Generates a descriptive image captions for each photo (RESO "Long Description" field)
- Auto-populates 100+ RESO standardized fields (ex: Appliances, home features, architectural style and more)

- LISTING INPUT: Auto-populate valuable MLS fields, enrich MLS Data Value
 - ◆ Automate the listing input process and save end-users time by auto populating form fields with Restb AI photo tags
 - ◆ Save members substantial time it takes to complete the long form
 - ◆ Improve data input accuracy, enrich data, complete missing data fields

Benefits:

- Reduces listing upload time by pre-populating features
- Enriches MLS dataset and number of fields populated per listing
- Covers all active and new listings
- Captions follow WCAG requirements to promote ADA compliance
- Screen reader friendly
- Increases SEO and boosts Google rankings
- Data oversight and compliance: allows tracking of data misuse

Distribution:

- IDX, VOW and BBO

Integration:

- Agent/Broker websites
- MLS Consumer websites
- MLS Platform
- Agent/Client Collaborative Portals



Fact Sheet

MLS Product Suite - **Photo Compliance**

What: **MLS Product Suite: Photo Compliance**
The Restb.ai MLS Product Suite Photo Compliance solution automates compliance processes by auto-detecting misuses of listing photos and all image violations based on MLS/Association rules and regulations. Restb.ai Photo Compliance API can detect logos, watermarks, yard signs, people, license plates, duplicate images and more.

How: As photos are uploaded during the add/edit process, all images are instantly scanned for possible MLS rules infractions. MLSs can configure their own rule set to ensure 100% of images are reviewed for potential violations *before* they are uploaded to the MLS.

Features: The Restb.ai Photo Compliance API automatically detects:

- People
- Agent branding, such as logos
- Contact information
- For Sale and other signage
- Watermarks
- Artificially added text, including message banners
- Duplicate images

Benefits: The Restb.ai Photo Compliance API automatically:

- Detects duplicate images
- Ensures 100% of images are analyzed before they are uploaded into the MLS
- Eliminates uploading into the MLS photos that could involve a fine or result in a member suspension
- Helps MLS proactively identify potential copyright violations, reducing member liability
- Significantly reduces time MLSs would spend manually reviewing imagery

Integration: Restb.ai Photo Compliance API is integrated into leading MLS technology platforms, including CoreLogic, the industry's largest, as part of CoreLogic's [Listing Data Checker](#) (LDC), dynaConnection's [listingValidator](#), iCheck and also integrates into homegrown MLSs technology platforms.

Impact: Responsible for processing over 1 billion images monthly for firms in 35+ countries across the entire real estate spectrum, Restb.ai supports AVMs, appraisal, investors and asset managers, property search portals, digital marketing, MLSs, and MLS vendors.

Rob Hulse

From: Truskey, Nancy J <Nancy.Truskey@bkfs.com>
Sent: Wednesday, May 15, 2024 9:52 AM
To: Rob Hulse
Subject: Restb.ai Pricing
Attachments: Fact Sheet - MLS Suite - Photo Compliance - Restb.ai - Digital Press Kit Format.docx;
Fact Sheet - MLS Suite - Basic_Advanced Tags - Digital Press Kit Format_.docx

Hi Rob,

Thank you for joining Nikki Morgan and I for the demo presentation of CRS Tax Suite. Understanding that your priority is Restb.ai, please review pricing below.

Photo Tagging –

\$675.00 flat monthly fee
\$1,000.00 one-time setup fee

Photo Compliance –

\$442.50 flat monthly fee
\$1,000.00 one-time setup fee

Thank you for the opportunity to provide this information. Let me know if you have any questions.

Nancy Truskey

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A Perfect Partnership.

We're providing MLS system innovation and cutting-edge property data tools.

If your MLS is searching for a dynamic software platform with streamlined access to robust property tax data, look no further. With CRS Data's MLS Tax Suite and Black Knight's Paragon 5 MLS system, your members gain access to a wealth of information on any mobile device.

When leading solutions collide, this is what your members can expect:

Thoughtful MLS System Highlights:

- Compatibility across all major Internet browsers
- On-the-go access via iPad and Android tablets
- Multi-tasking capability to increase efficiency
- Intuitive navigation and workflow features
- Wizards for contacts, listing maintenance and CMA presentations
- Agent/client hit-count fields showing listing view activity
- Client Connect website enabling client collaboration
- SSO access to the CRS Property, CMA, Demographics Reports or to begin a manual search
- Ability to populate a new MLS listing with existing tax data from CRS Data

Intuitive Property Tax Data Tools:

- Accurate, easy-to-read property reports
- Useful features like the added home improvement value calculator
- A quick and simple process for pulling reliable comparables
- Simple prospecting options with built-in mailing label creation
- Neighborhood, demographic and school reports
- One-click access to helpful documents and tax maps
- Additional search capabilities, like the multi-county search tool
- Ability to view a Paragon MLS Detail Report from a tax record in CRS Data

Give your members all the capabilities they need in one simplified system.

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CRS Data & Paragon Intelligent Analytics

Subscribers of CRS Data will receive the following Paragon Intelligent Analytics features for FREE! So, not only will your members have access to the awesome features of the CRS Data Suite, they will get even more inside Paragon.


1. Enhanced Data on Parcel-Click Panel
2. Integrated Public Record Search
3. Property Watch and Alerts
4. Public Record section of ConnectView

Paragon Intelligent Analytics: Enhanced Data for Parcel-Click Panel

The Property Panel that displays when parcels are clicked on the map in Paragon includes the following enhanced data as well as the CRS Data integration point:

- Beds/Baths
- Square Feet
- Lot Size
- Last Sale
- Propensity to List
- Estimated LTV (Loan to Value %)
- Estimated Equity
- Owner Name
- Tax ID (which displays in the basic panel)
- AVMs (also available in the basic panel)

✕
9226 W CHAD ST
BOISE, ID 83709



[WATCH PROPERTY](#)

3 beds / 2 baths	1365 sq ft	Lot 10106 SF
Last Sale N/A	Estimated LTV 67%	Propensity To List High
Owner Occupied Yes	Owner ERIC & TRACEY ZECHMANN	Estimated Equity \$63,603
Tax ID R2365490160		REO No

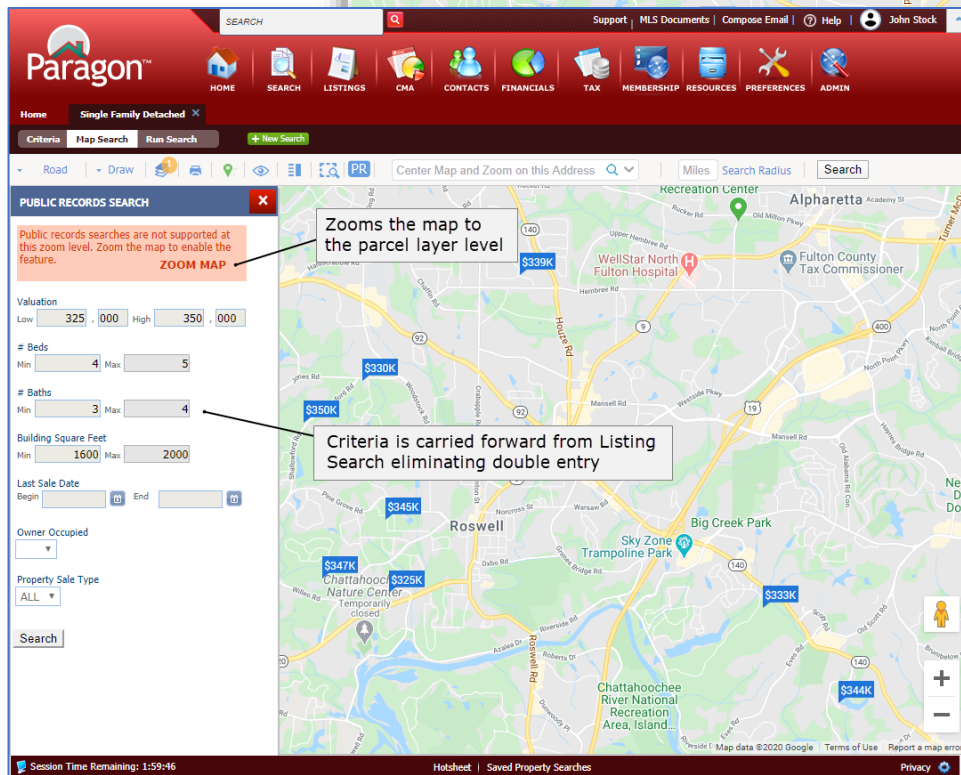
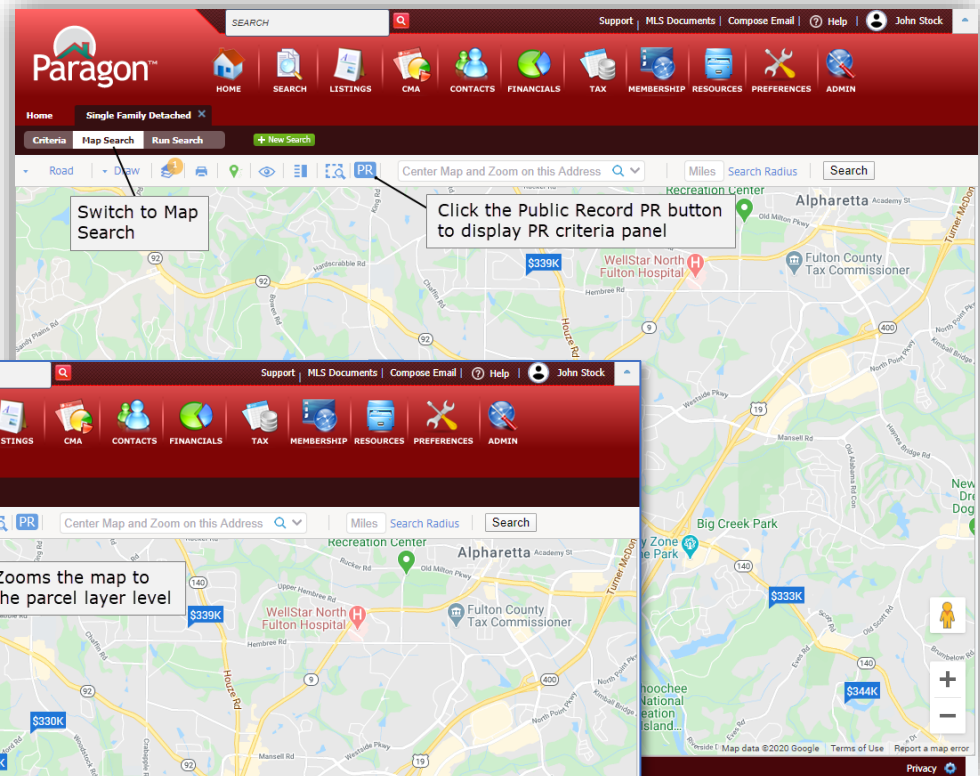
CRS Data: Property Report

Paragon Intelligent Analytics: Integrated Search

Integrated Search is a feature that is available from the Map Search tab within Paragon. This feature allows a user to run a Public Record Search after a Listing Search has been run in order to view both Listing and Public Record pins on the map. The Public Record search searches against the property valuation to return like properties

Here's how it works.

After getting search results, switch to Map Search to access the new feature and click on the PR button.

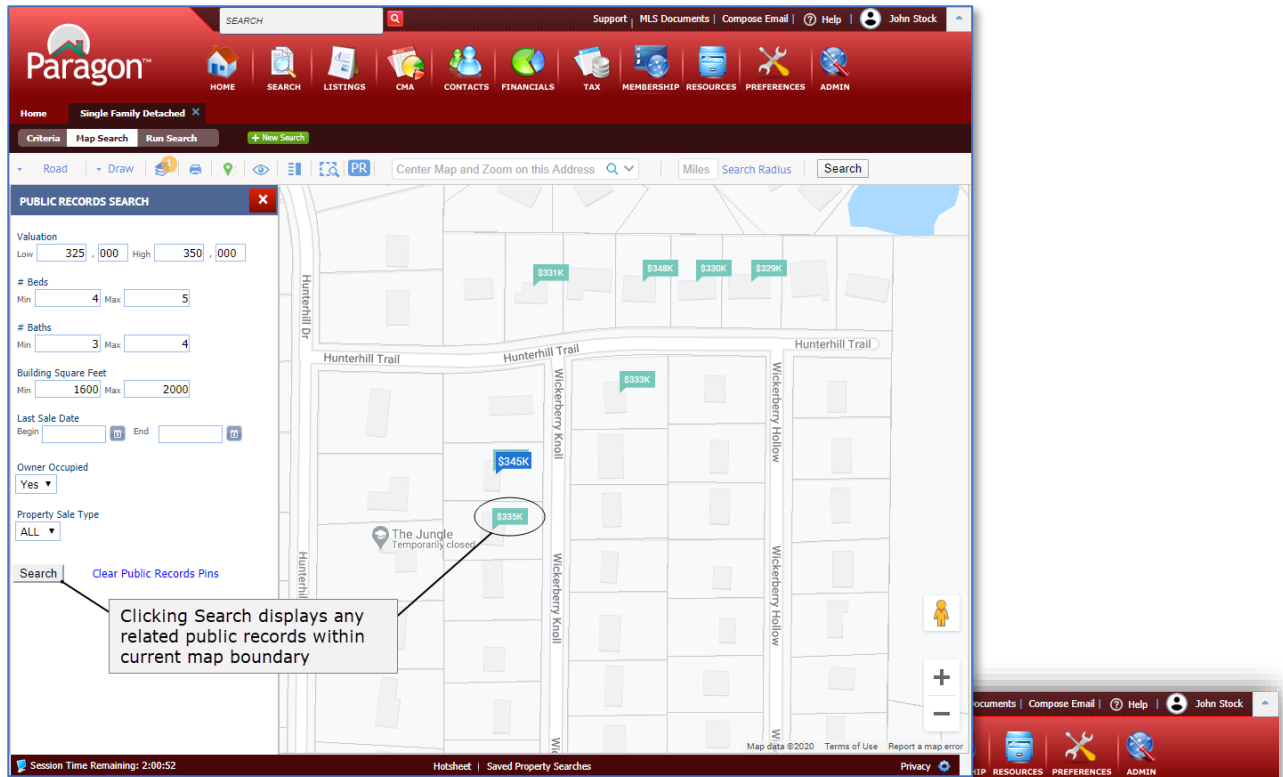


Note: users can also run the search independent of a Listing Search by clicking on the Map Search tab and manually entering the criteria.

The new search becomes enabled at the parcel layer level. If the map is not at the parcel level, a ZOOM MAP option will jump the view to the parcel level when clicked and enable the criteria panel so the search can be run. Any Price, Beds, Baths, and Square Foot criteria entered for the Listing Search will automatically carry forward, eliminating the need to enter criteria twice.

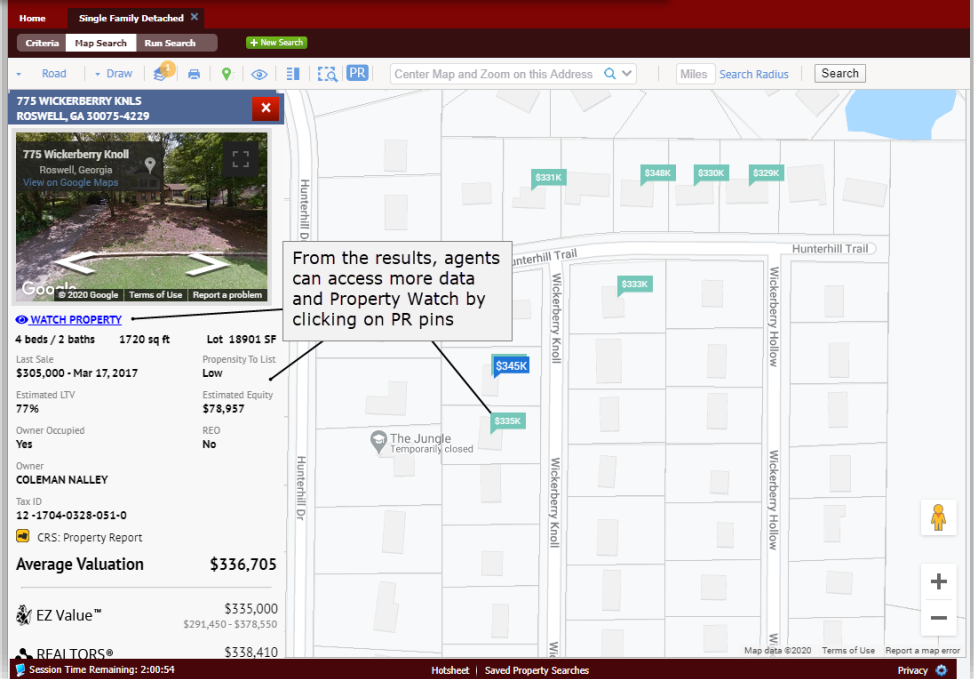
Users can also search by Last Sale Date, Owner Occupied and Property Sale Type = REO.

Click the Search button to display any criteria-related public records (in the aqua colored pins) within the current map boundaries. If necessary, the public record pins can be removed by clicking the “Clear Public Record Pins” link.



Map Drawings

Integrated Search also supports Map Drawings. If drawings are present on the map, the icons will only appear within the drawings. NOTE: The “Exclude” option is not supported for the public record search.



Paragon Intelligent Analytics: Property Watch

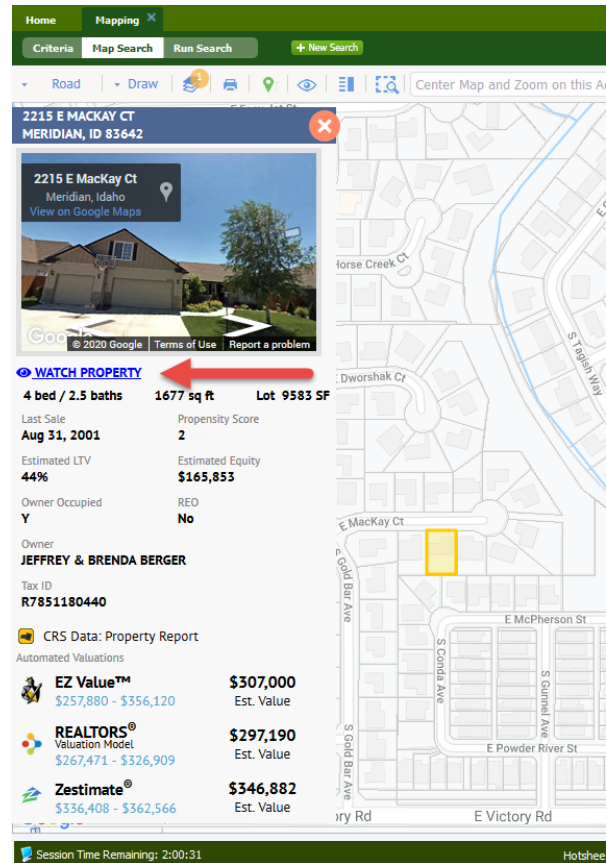
Automated Property Monitoring to Identify Opportunities via Property Watch

Property Watch gives agents the ability to select a parcel from the map and add it as a watch to be notified when any of the following occurs on the public record: Foreclosures, ARM Reset, Ownership Change, Tax Delinquency, Valuation Change or a New Loan.

Property Watch can also be used kind of like a “favorites” for public records giving agents a way to quickly access a public record within Paragon.

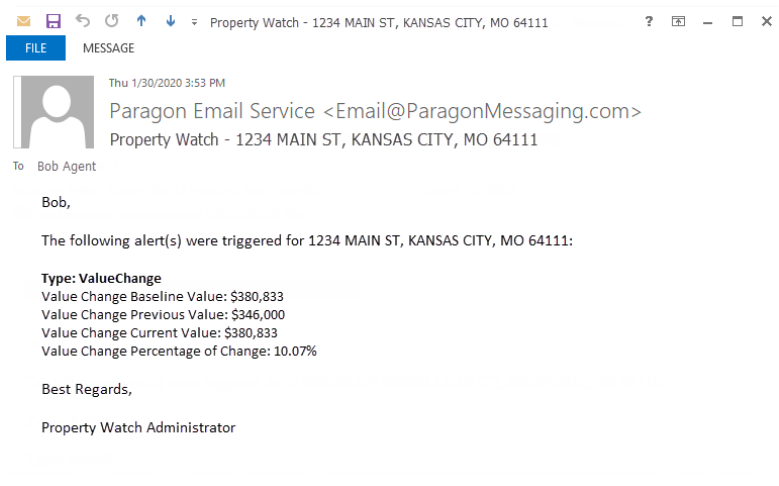
Property watches can be added from the Parcel Property Panel in the Map Search or Google Map View.

Note: Black Knight is working on a similar notification when a property is listed on the MLS. When it is complete, CRS customers will get the feature for free as part of the Integrated Analytics solution.



The screenshot shows the Paragon software interface. At the top, there are navigation tabs: Home, Mapping, Criteria, Map Search, Run Search, and New Search. Below this is a map showing a residential area. A property information panel is overlaid on the map, displaying details for 2215 E MacKay Ct, Meridian, ID 83642. The panel includes a photo of the property, a 'WATCH PROPERTY' button (highlighted with a red arrow), and various data points: 4 bed / 2.5 baths, 1677 sq ft, Lot 9583 SF, Last Sale Aug 31, 2001, Propensity Score 2, Estimated LTV 44%, Estimated Equity \$165,853, Owner Occupied Y, REO No, Owner JEFFREY & BRENDA BERGER, Tax ID R7851180440. Below this is a section for 'CRS Data: Property Report' and 'Automated Valuations' from EZ Value™, REALTORS® Valuation Model, and Zestimate®.

After a Property Watch has been added, the agent is automatically set up to receive simple, textual email alerts when something has changed on the public record. After receiving the email alert, the agent can log into Paragon to view the Alerts from a new menu under Tax



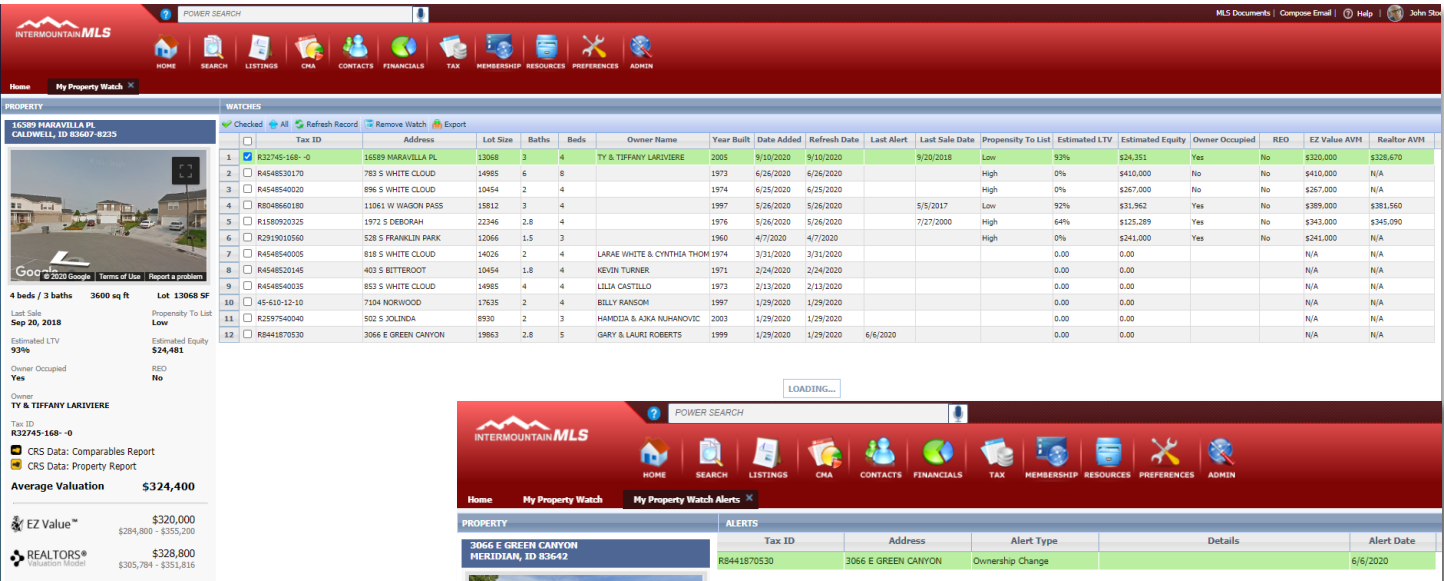
The screenshot shows an email alert from Paragon Email Service. The subject is 'Property Watch - 1234 MAIN ST, KANSAS CITY, MO 64111'. The email is dated Thu 1/30/2020 3:53 PM. The recipient is Bob Agent. The email content reads: 'The following alert(s) were triggered for 1234 MAIN ST, KANSAS CITY, MO 64111: Type: ValueChange Value Change Baseline Value: \$380,833 Value Change Previous Value: \$346,000 Value Change Current Value: \$380,833 Value Change Percentage of Change: 10.07%'. The email concludes with 'Best Regards, Property Watch Administrator'.

Property Watches and Property Watch Alerts can be accessed from the TAX menu



My Property Watch

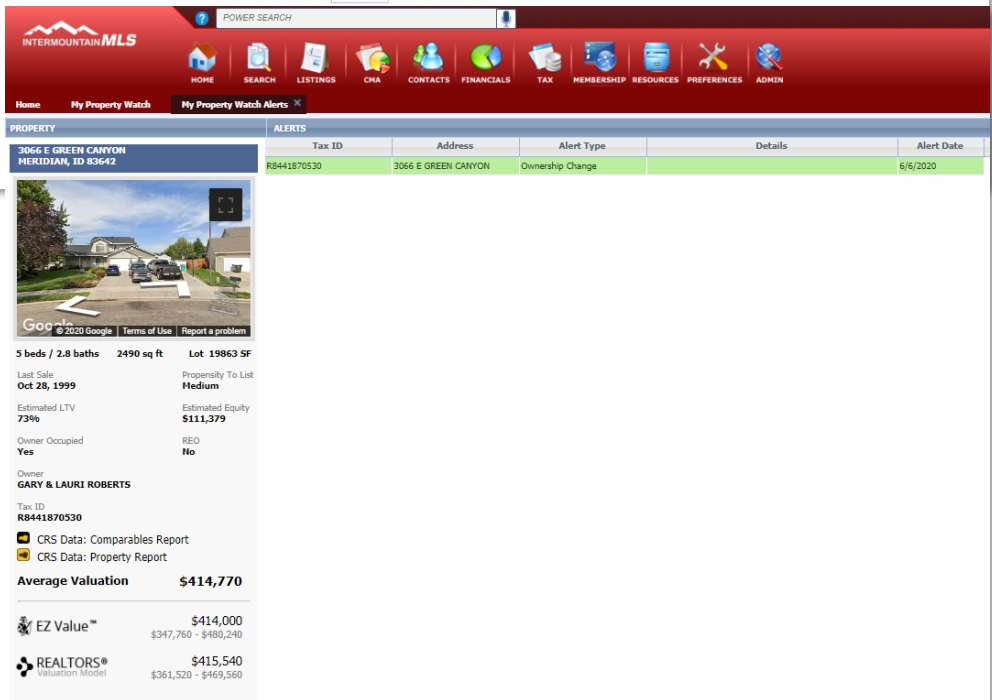
A new grid view has been created that displays all of the information from the panel, thus the very wide grid. When a row is highlighted, the property panel will display next to the grid. From this grid, users can select rows and export or remove multiple watches.



Check	Tax ID	Address	Lot Size	Baths	Beds	Owner Name	Year Built	Date Added	Refresh Date	Last Alert	Last Sale Date	Propensity To List	Estimated LTV	Estimated Equity	Owner Occupied	RED	EZ Value AVH	Realtor AVH
<input checked="" type="checkbox"/>	R32745-168--0	16589 MARAVILLA PL	13068	3	4	TY & TIFFANY LARIVIERE	2005	9/10/2020	9/10/2020		9/20/2018	Low	93%	\$24,351	Yes	No	\$320,000	\$328,670
<input type="checkbox"/>	R4548530170	783 S WHITE CLOUD	14985	6	8		1973	6/26/2020	6/26/2020			High	0%	\$410,000	No	No	\$410,000	N/A
<input type="checkbox"/>	R4548540020	896 S WHITE CLOUD	10454	2	4		1974	6/25/2020	6/25/2020			High	0%	\$267,000	No	No	\$267,000	N/A
<input type="checkbox"/>	R8048660180	11061 W WAGON PASS	15812	3	4		1997	5/26/2020	5/26/2020		5/5/2017	Low	92%	\$31,962	Yes	No	\$389,000	\$381,560
<input type="checkbox"/>	R158920325	1972 S DEBORAH	22346	2.8	4		1976	5/26/2020	5/26/2020		7/27/2000	High	64%	\$125,289	Yes	No	\$343,000	\$345,090
<input type="checkbox"/>	R2919010560	528 S FRANKLIN PARK	12066	1.5	3		1960	4/7/2020	4/7/2020			High	0%	\$241,000	Yes	No	\$241,000	N/A
<input type="checkbox"/>	R4548540005	818 S WHITE CLOUD	14026	2	4	LARAE WHITE & CYNTHIA THOM	1974	3/31/2020	3/31/2020				0.00	0.00			N/A	N/A
<input type="checkbox"/>	R4548520145	403 S BITTERROOT	10454	1.8	4	KEVIN TURNER	1971	2/24/2020	2/24/2020				0.00	0.00			N/A	N/A
<input type="checkbox"/>	R4548540035	853 S WHITE CLOUD	14985	4	4	LILIA CASTILLO	1973	2/13/2020	2/13/2020				0.00	0.00			N/A	N/A
<input type="checkbox"/>	45-510-12-10	7104 MORWOOD	17635	2	4	BILLY RANSOM	1997	1/29/2020	1/29/2020				0.00	0.00			N/A	N/A
<input type="checkbox"/>	R2597540040	502 S JOLINDA	8930	2	3	HAMDIA & AJKA NUHANOVIC	2003	1/29/2020	1/29/2020				0.00	0.00			N/A	N/A
<input type="checkbox"/>	R8441870530	3066 E GREEN CANYON	19863	2.8	5	GARY & LAURI ROBERTS	1999	1/29/2020	1/29/2020		6/6/2020		0.00	0.00			N/A	N/A

My Property Watch Alerts

Alerts uses a similar display with information about the alert. When the alert email is triggered and sent to the agent, a row containing the same data is added to the Alerts grid.

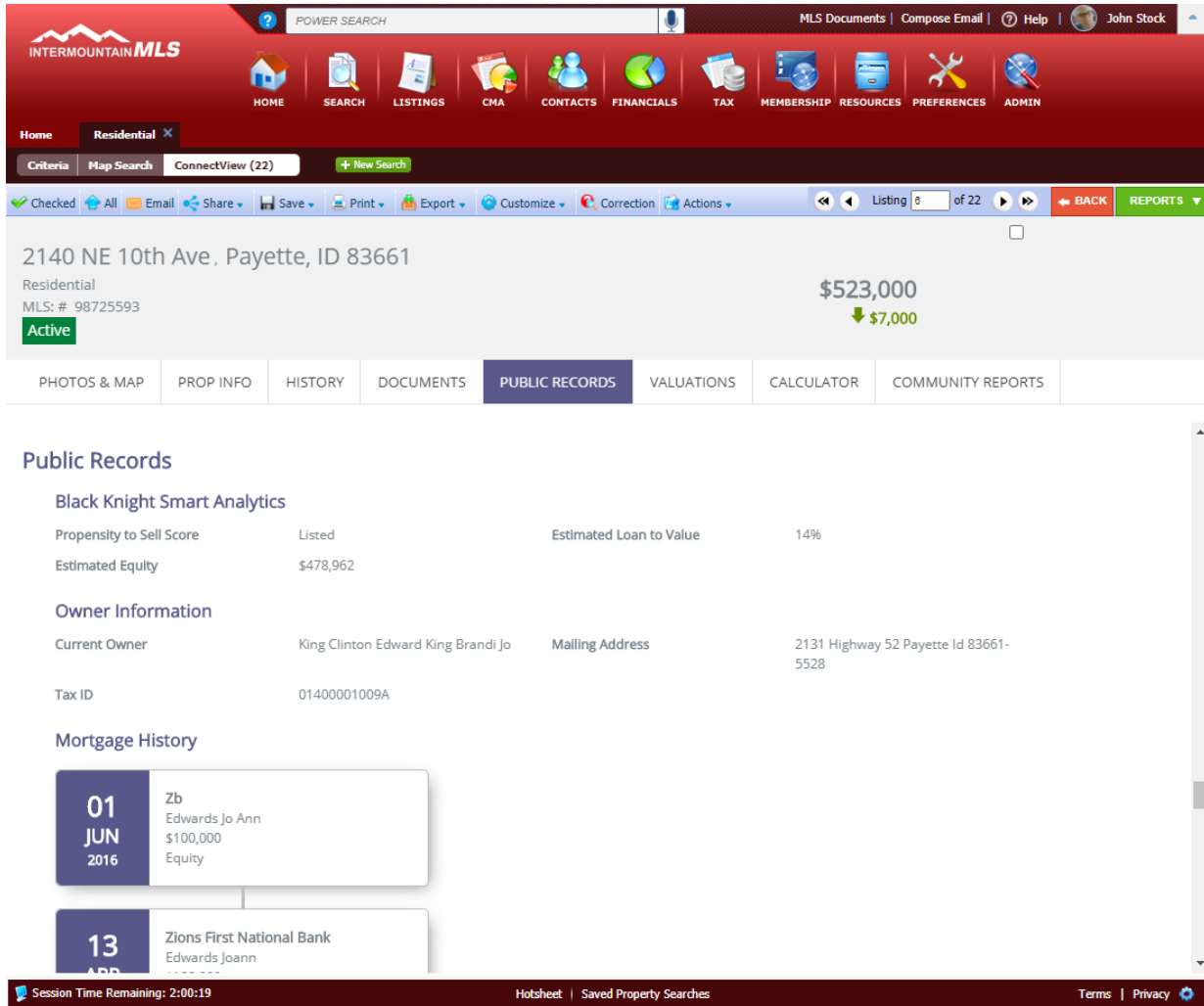


Tax ID	Address	Alert Type	Details	Alert Date
R8441870530	3066 E GREEN CANYON	Ownership Change		6/6/2020

Paragon Intelligent Analytics: Public Record Section of ConnectView

In addition to the other features of Intelligent Analytics, subscribers will get a Public Records tab and section of ConnectView, which will be populated with CRS Data.

Note: there will be instances where there is not a match between the listing and the public record. When that occurs, the tab and section are hidden from the report.



The screenshot shows the Paragon ConnectView interface for a residential property. The top navigation bar includes 'HOME', 'SEARCH', 'LISTINGS', 'CMA', 'CONTACTS', 'FINANCIALS', 'TAX', 'MEMBERSHIP', 'RESOURCES', 'PREFERENCES', and 'ADMIN'. The main content area displays the property address '2140 NE 10th Ave., Payette, ID 83661' and its status as 'Residential' with an MLS number of '98725593'. The current price is '\$523,000' with a price change of '\$7,000' (decrease). A 'Public Records' tab is selected, showing a table of analytics and owner information.

Public Records			
Black Knight Smart Analytics			
Propensity to Sell Score	Listed	Estimated Loan to Value	14%
Estimated Equity	\$478,962		
Owner Information			
Current Owner	King Clinton Edward King Brandi Jo	Mailing Address	2131 Highway 52 Payette Id 83661-5528
Tax ID	01400001009A		
Mortgage History			
01 JUN 2016	Zb Edwards Jo Ann \$100,000 Equity		
13 APR	Zions First National Bank Edwards Joann		

Note: This section will also appear in the Detail View of Paragon Connect

Paragon MLS and CRS Data

Congratulations! Your MLS has chosen CRS Data. Now, how does it work? Good question. The following pages describe the various integration points between Paragon and CRS Data.

1. Link to CRS from the TAX Menu

A general link resides under the TAX INTEGRATIONS submenu under TAX. Clicking this link will launch a new browser and seamlessly log the user into CRS Data and land them on the search page with the default county appearing in the county



2. Action Icon Listing Links to CRS

The following Action Icons will appear in the Spreadsheet Results and the All Fields Detail by default. They can also be added to any Custom Agent Detail View.

Property Report

Clicking on this option will either land users on a specific property if there is a match

LOCATION	
Property Address	224 S Carbon Rivet Ave Eagle, ID 83616
Subdivision	Stillwater Sub No 01
County	Ada County, ID

PROPERTY SUMMARY	
Property Type	Residential
Land Use	Residential Vacant Land
Improvement Type	
Square Feet	Edit

GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	R8163910160
Township	04N

CURRENT OWNER	
Name	Rsi Construction LLC

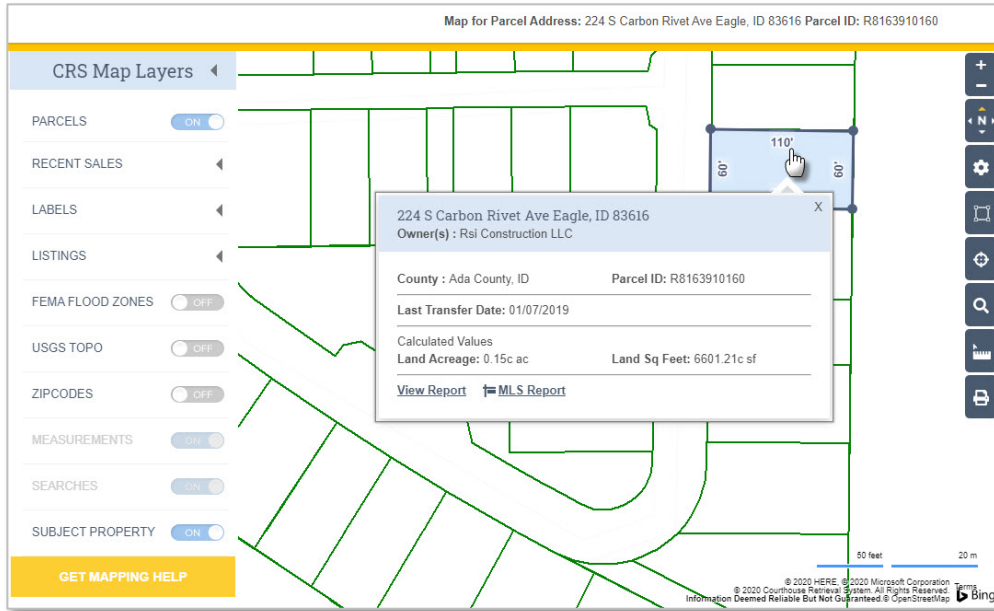
Comparables Report

Selecting this option will land the user on the Comparable Sales report

COMPARABLE SALES FOR			
Property Address	224 S Carbon Rivet Ave Eagle, ID 83616 Parcel ID R8163910160	Estimated Market Price Based On	
Average Cost per Acre	\$1,752,963.75 /Acre (30 Comps)	Average Cost per Acre	\$262,945
		House Price Index	N/A
		Average Sales Price/Tax Assessment Ratio	\$108,000

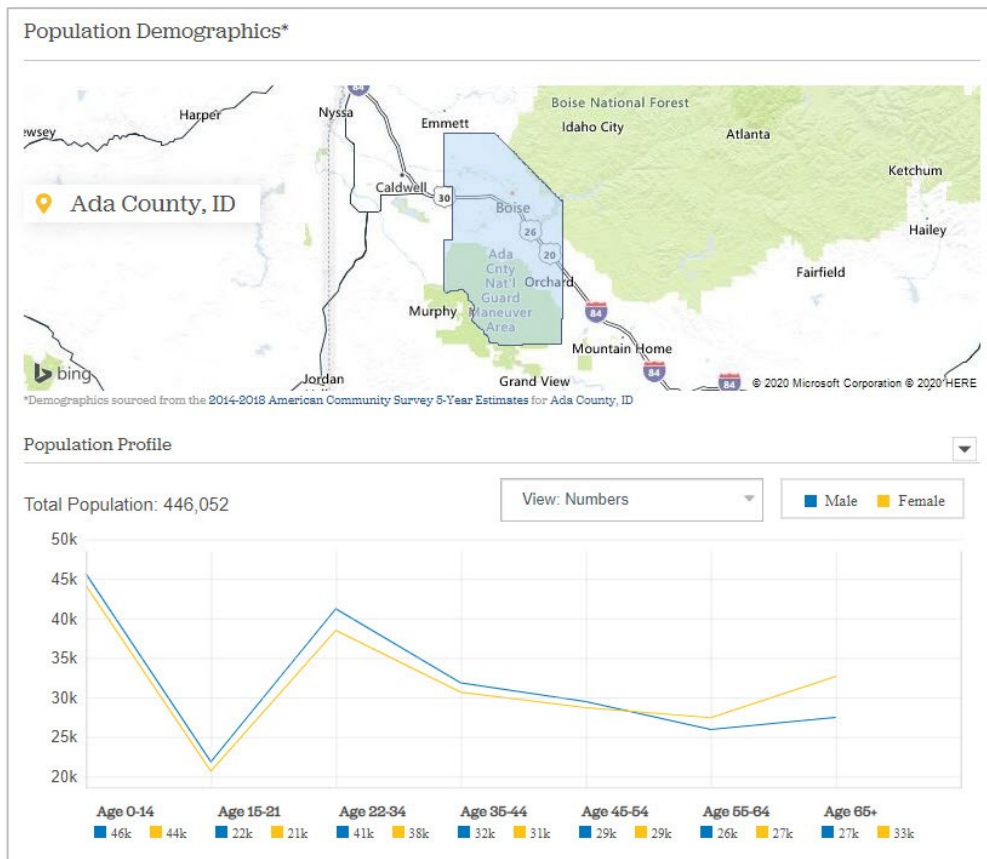
Map Property

Clicking this option will display the property on a parcel map inside CRS Data



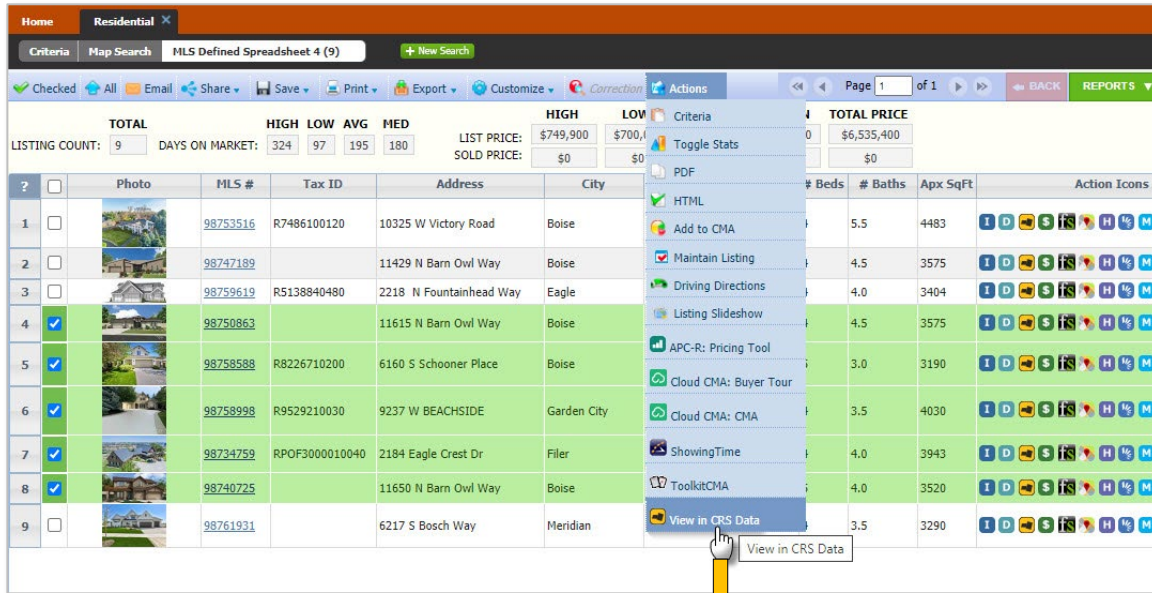
Demographics Report

Clicking this option will jump users to the Demographics Report in CRS Data



3. View Multiple Properties in CRS

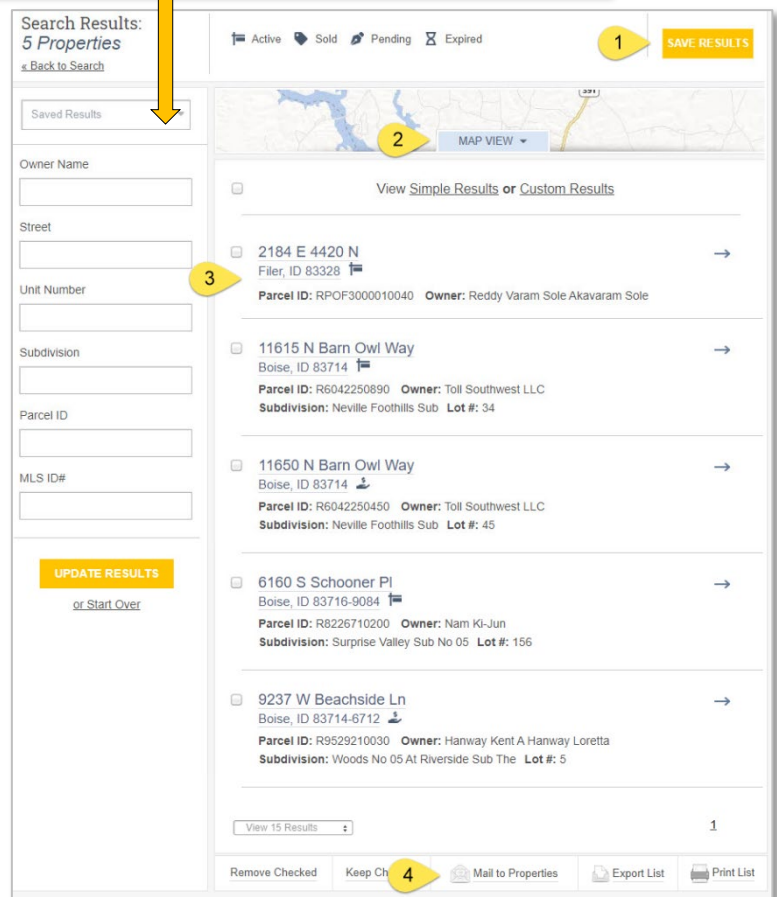
From search results, users can select multiple listings and select *View in CRS Data*. CRS will display the selected records, provided there are matches for each.



From this view in CRS Data, users can:

1. Save the results for viewing at a later date
2. Switch to Map View and see the map as well as the list
3. View the Property Report for each record
4. Create Mailing Labels, Export or print the list

NOTE: only corresponding records will display – there may be a few instances where there is not a match between CRS Data and Paragon.




4. Map Panel Links

A link to the CRS Data Property and Comparable Reports can also be found in both the Listing Property Panel and the Parcel-click Property Panel from the Map Search or Google Map Views

Listing Property Panel

6738 E DEER RIDGE ST
BOISE, ID 83716
X



NEW


6738 E Deer Ridge St

Price: \$369,900
MLS # [98775120](#)
Class Residential
Status New

- [CRS Data: Comparables Report](#)
- [CRS Data: Property Report](#)

Parcel-click Property Panel

6719 E BEND RIDGE ST
BOISE, ID 83716
X



WATCH PROPERTY

4 beds / 2.5 baths **2537 sq ft** **Lot 5663 SF**

Last Sale	Propensity To List
N/A	High
Estimated LTV	Estimated Equity
22%	\$308,821
Owner Occupied	REO
Yes	No
Owner	
JAMES & CHERYL VIGER	
Tax ID	
R8221590300	

- [CRS Data: Comparables Report](#)
- [CRS Data: Property Report](#)

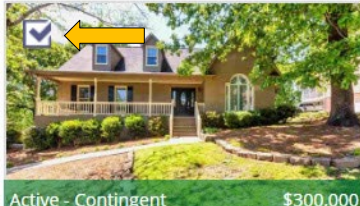
5. Paragon Connect

Users can access the CRS Data Property Report from the Grid or Thumbnail views in Paragon Connect

☰
🏠
⚙️

✕ 1 - selected
🔗
⋮


Thumb View ▾
Results 32



Active - Contingent

\$300,000

MLS: # 880108
 1733 RUSSET CREST CIR
 HOOVER, AL 35244
 Beds 4 - Baths 3 - DOM 77
\$300,000



Active - Contingent

\$304,900

MLS: # 883706
 2142 CHALYBE DR
 HOOVER, AL 35226
 Beds 3 - Baths 2 - DOM 41
\$304,900

System Options ✕

Third Party Integrations

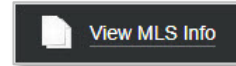
- [CRS Data Property Report](#)
- [View in Homesnap.com](#)

6. Reverse Link

In CRS Data, if there is a corresponding MLS record, CRS will display link options to an MLS Detail View (as defined by the MLS). Clicking on the link will display a Paragon View in a new browser.

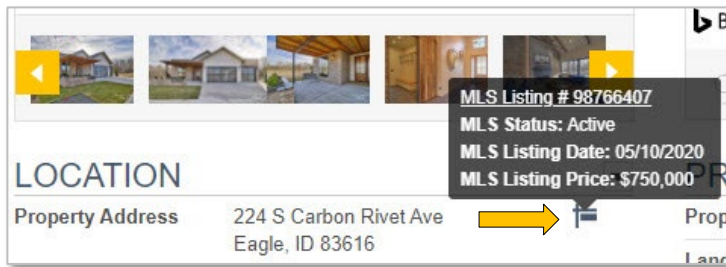
View MLS Info

The View MLS Info button at the top and bottom of the Property Report

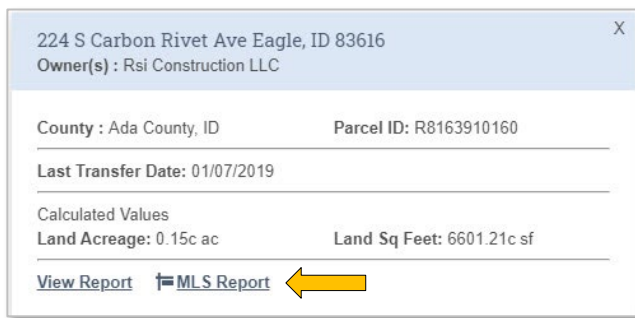


Property Report Icon

The Property Report will display variable icons that when clicked, will display listing data with a link to the MLS Detail View.



Parcel Click Summary



Clicking on any of the options will display the MLS defined Detail Report in a new browser



7. Tax Autofill Search

Users can search data from CRS Data within Paragon to begin a new listing. This can be accessed from two locations if they are both enabled. 1. Listing Input > Add Listing or 2. Tax Menu > Tax Autofill. Some customers opt to only use the first option from Listing Input.

Tax Autofill Workflow

Selecting *CRS Data: Tax Autofill* will display the search screen where the agent can enter criteria for a property and get back a count. Clicking *Search* will return the result(s).

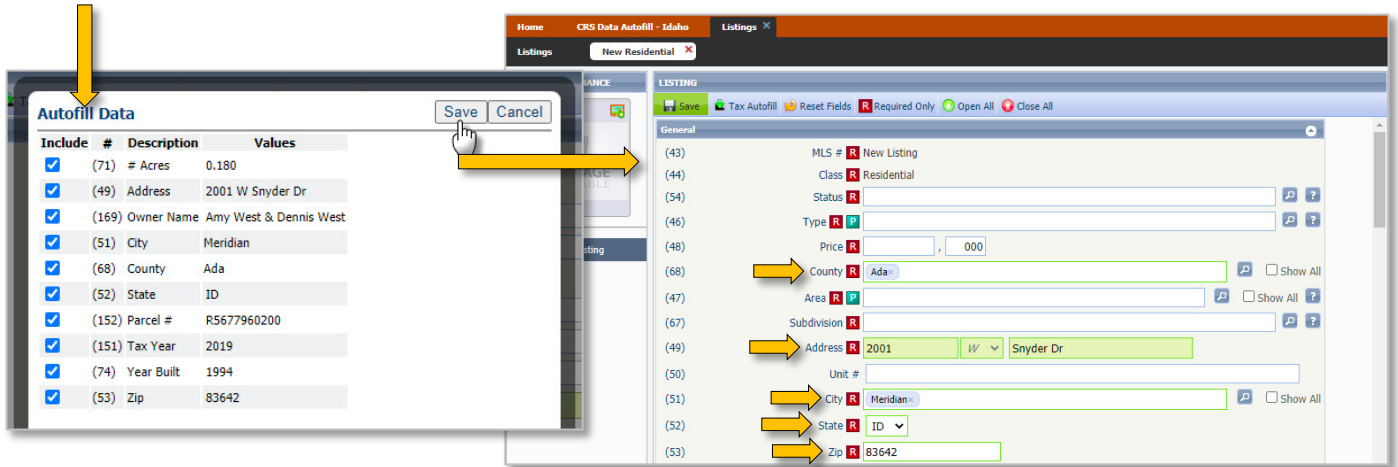
The workflow consists of the following steps:

- Accessing the Tax menu from the Paragon interface.
- Selecting **CRS Data: Tax Autofill** from the Tax Data section.
- Entering search criteria in the **CRS Tax Search** form, including County (Ada), Street Name (snyder), and Tax Id.
- Clicking **Search** to retrieve results.
- Viewing the search results table with columns for Tax Id, Owner Name, and Address.
- Clicking **Autofill** on the results table to populate the listing form.

Select Class dialog box options:

- Residential
- Residential Income
- Farm/Ranch
- Office/Exclusives
- Land
- Business/Commercial
- Rental

Note: Select Class will only display if the user started from the TAX menu



8. Link from Tax Autofill Search Results

In April of 2020, Black Knight has introduced the ability to link to the CRS Data Property Report from Tax Autofill Search results. Agents will find a new option under the REPORTS menu called Tax Specialty Views containing the link to the CRS Data Property Report.

The Tax Specialty View option will use the same logic as the MLS Specialty View: From the Spreadsheet View, if no record is selected, it will link the first record. If one or more records are selected, it will link to the first selected record. From a Detail View, it will link to the record in the display.

