



support@freedomappraise.com

FREEDOM QUICK START GUIDE

When you open Freedom you land on the dashboard page.

The screenshot displays the Freedom dashboard interface. On the left is a dark sidebar with the Freedom logo and navigation links: Feedback, Support, Settings, Corporate, Office, and Logout. The main content area has a top navigation bar with tabs: Office, Clients, Lenders, Billing, Reports, Charts, Users. Below this is the 'Order Status' section, which includes a row of filters: All - 9, New - 7, Due - 8, Hold - 0, Inspected - 1, Past Due - 1, Quotes - 0, Scheduled - 0, and a Training button. Below the filters are buttons for + New Order, Mark Paid, New Appointment, Map It, Setup Report Template, and Setup FreeMail, along with a search bar and an Advanced Search button. To the right is a 'Receivables (days)' section with a dropdown menu showing 0-30 and 31-60, and a Training button. The main section is 'Billed/Paid/Calendar', which features a calendar view for Sunday Sep 21 to Wednesday Sep 24. On the left of the calendar are two tables: 'Billed' and 'Paid', each with MTD and YTD columns. Below the calendar are 'Setup Calendar Sync' options for Google, Outlook, Apple, and a Training button.

To setup a new order click New Order button

New Order + x

Search

Subject

Rush Assign Template Order Number Occupant

Address Address2 Unit #

Zip Code City County State

MLS Photos

Workfile

Appraiser

Assignment

Borrower

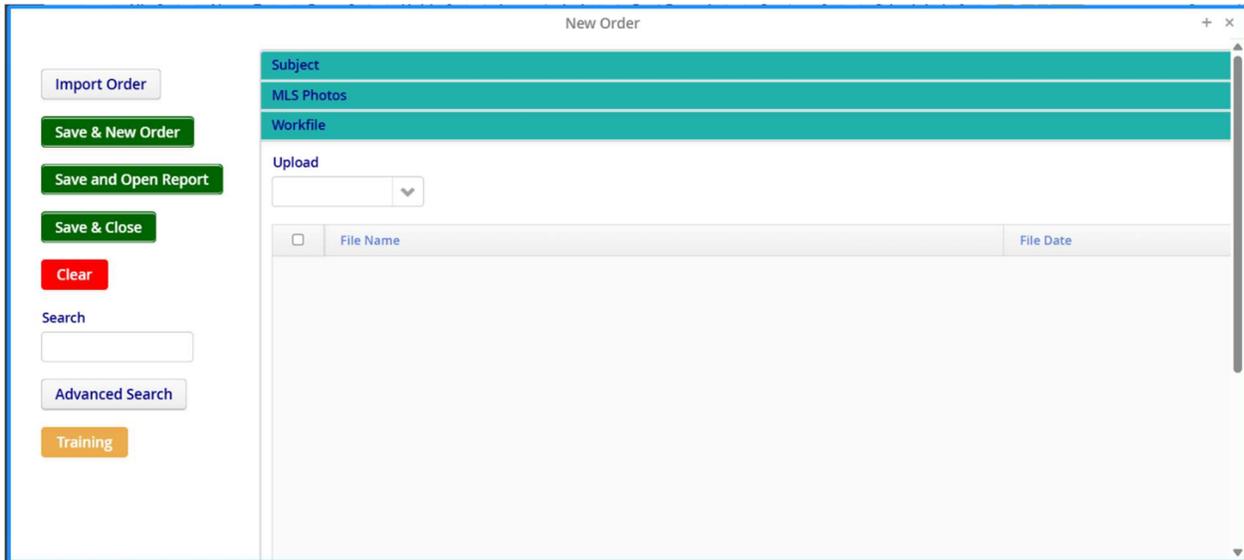
Contract

Lender/Client

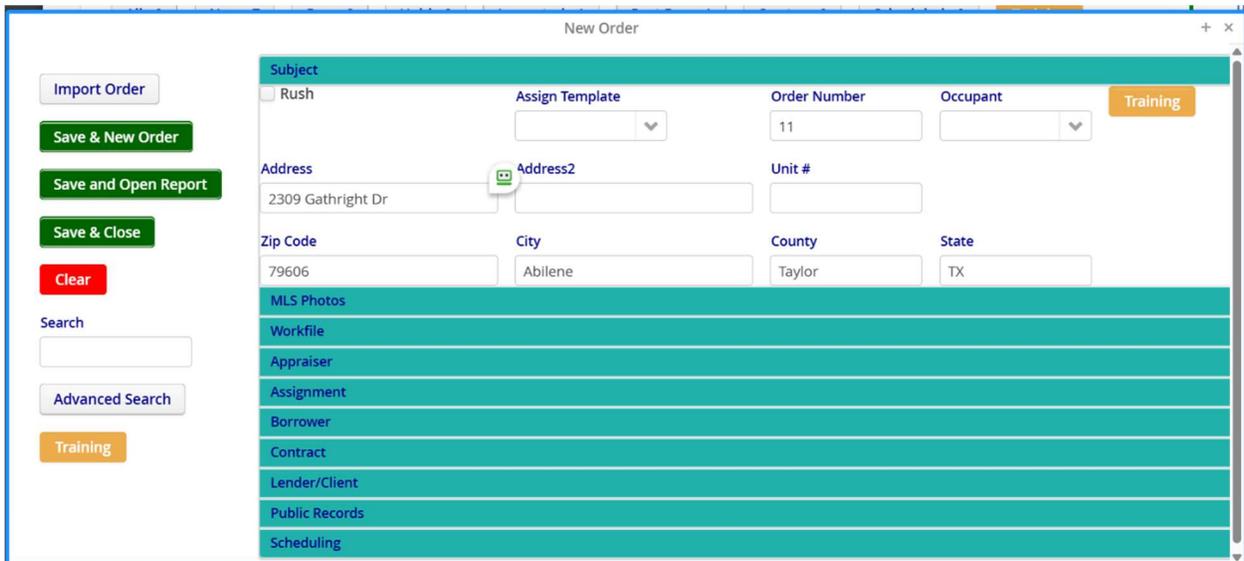
Public Records

Scheduling

Once inside the order editor, add the subject information. Enter the zip code to auto-populate the City/State/County. A template can be applied if one is setup. Once the address is completed a search of your personal comp database is performed. If you have ever inspected the subject before, a popup will ask if you want to import the previous subject inspection with the sketch. A sketch sharing service is also included with your peers. If you don't have a sketch but your peers have one, you have option to import the photo of the peer sketch which will be included as the background image in the sketch for reference while you are sketching. Once the sketch is save, the peer sketch disappears.



After Freedom goes live, you can upload the order or contract pdfs. AI will read the pdfs and auto-populate the order and contract in the report. All workfile items will be available on any device you use, as long as you have an internet connection.



Once you are done entering the order information. You can save and start a new order, save and open the report or save and close. Before we save and open we will look at how to open an existing report in the dashboard.

Freedom

Feedback
Support
Settings
Corporate
Office

Office Clients Lenders Billing Reports Charts Users

+ New Order Mark Paid New Appointment Map It Setup Report Template Setup FreeMail

Search Advanced Search

31-60 Training 1

Billed/Paid/Calendar

Central Region

East Region

Daffy A Duck

Current - 9 Files

Status	Check List	Notes	Order #	Address	City	Due Date	Appraiser	Form	Client	Lender
New			1	2309 Gathright	Abilene	09/17/2025	Andy Arledge	1073	Citi Bank	Bank of Ar
New			1	2309 Gathright	Abilene	09/17/2025	Andy Arledge	1004C	Citi Bank	Bank of Ar
New			1	2309 Gathright	Abilene	09/17/2025	Andy Arledge	2055UAD	Citi Bank	Bank of Ar
New			1	2309 Gathright	Abilene	09/17/2025	Andy Arledge	2000	Citi Bank	Bank of Ar
New			1	2309 Gathright	Abilene	09/17/2025	Andy Arledge	ERC	Citi Bank	Bank of Ar
New			10	2309 Gathright Dr	Abilene	05/30/2025	Andy Arledge	Single Family 3.6	Chase Bank	Chase Ban

Appointment: 09/17/2025 Open Report Contact Attempts - 0 Edit Order CheckList

Due Date: 05/30/2025 Clone Report Set Appointment Open Sketch Notes

Order Date: 05/20/2025 Deliver Report Change Status

Loan Type: FHA

West Region

Templates

Logout

To open an existing report, click on the Green row to open the Current folder . The current folder holds all work in progress and Completed reports. Once the completed reports are Marked Paid they will be filed below in a folder that is the year of the effective date of the report for future reference. Once you select a report click on the Open Report button to proceed.

beta.freedomappraise.com/ui/#Freedom

Freedom Report Setup Sketch

1. Subject Page 2. MLS Information 3. Advanced

Photos Training

Verify the subject information. Fields marked an * are mandatory fields.

Site:*	15,682 sf	Heat/Cool:	Central/Central	Basement SF:	0
Stories:*	1.0	Garage Att.:*	2	Basement Finished SF:	0
Quality:*	Q3-Good-High	Garage Det.:*	0	Blw Grd Rec Rm:	0
Age or Year Built:*	37	Garage Built-in:	0	Blw Grd Bed Rm:	0
Condition:*	C3-Good	Carport:	0	Blw Grd Bath Rm:	0
Bedroom:*	3	Driveway:	2		
Bathroom:*	3.0	Fireplace:	1		
GLA:*	2,606	Pool:	0		

Cancel Back Next Import MLS

Whether you open the report from the Order Editor, the Dashboard, or open from Freedom Inspector Mobile app, this subject page opens. If you have inspected, this page displays your inspection results, if not it displays public record information. It's important for you to verify this information, as this data will be sent to Building-Cost.net for a new construction cost analysis which will be imported into Freedom and a pdf of the cost analysis saved in the workfile. In addition, all imported comps from your csv will be compared to the subject for scoring. Click next to proceed.

ntreis REALTOR

MY MATRIX | SEARCH | STATS | ROSTER | TAX | FINANCE | LINKS | MARKET REPORTS | INPUT | FMLS INTRAMATRIX | OMNI

RES SFR 79606

Include other criteria

Recent Searches

Try Our New Search

Criteria | Map | Results

Detailed

Status - Date or Range

Select All Select None

Active

Coming Soon

Active Contingent

Active KO

Active Option Contract

Cancelled

Expired

Pending

Closed

Hold

Withdrawn

Subdivision

Property Sub Type

Single Family Residence

Condominium

Townhouse

Mobile Home

Manufactured Home

Farm/Ranch

Housing Type

Log Cabin

Manufactured (certific)

Mobile Doublewide w/

Mobile Manufactured w/

Map Search: No Map Selected

Within [] miles of [] My Location

Street # Street Dir Pfx Street Name St Type Unit #

More

Stal

Zip code 79606

City Abilene

School District

Seller Type

Builder

Standard/Individual

Real Estate (Bank) O

Bankruptcy Property

HUD Owned

Lot Size/Acreage

< 5 Acre (not Zero)

.5 to < 1 Acre

1 to < 3 Acres

3 to < 5 Acres

Lot Description

Acres

Adjacent to Greenbelt

Agricultural

Airstrip

Price

(000s)

MLS #

Total Bedrooms

Primary Bedroom on Main

Full Baths

Total Baths

Total Sqft 2500-3500

Acres

Year Built

#Total Stories in Building

#Levels (inside of the property)

Garages Spaces

Clear 115 matches

Go to your MLS system and run a Macro Market search.

ntreis REALTOR

MY MATRIX | SEARCH | STATS | ROSTER | TAX | FINANCE | LINKS | MARKET REPORTS | INPUT | FMLS INTRAMATRIX | OMNI

RES SFR 79606

Include other criteria

Recent Searches

Try Our New Search

Criteria | Map | Results

Previous Next 1-100 of 115 Checked 115 All None Page

Display my:Agent Single Li at 100 per page

#	Mp	HS	TD	TX	OH	ML	#	Chang	MLS Status	Address	City	SqFt	Barns	Beds	Bath	Baths Half	Dining Areas	GAR/CP/TCP	Lot Size A	Pool	Current Price	Close Price	Close Date
1							TX	20856943	Active KO	141 Ashford Drive	Abilene	2,931	5	4	0	1	2/0/2	0.9720	Yes	\$755,000			
2							TX	20827841	Active	22 Augusta Drive	Abilene	3,328	4	3	1	1	2/0/0	0.3720	No	\$650,000			
3							TX	20926972	Active	6249 Bay Hill Drive	Abilene	2,761	4	3	0	1	2/0/2	0.2530	No	\$449,900			
4							TX	21024751	Pending	6250 Bay Hill Drive	Abilene	3,377	5	3	1	1	2/0/2	0.2510	Yes	\$380,000			
5							TX	20628844	Closed	6434 Bay Hill Drive	Abilene	2,505	4	3	1	1	2/0/2	0.1950	No	\$387,900	\$387,900	12/11/2024	
6							TX	20752712	Closed	893 Bell Plains Road #A	Abilene	3,045	5	3	0	1	3/0/3	5.0000	No	\$720,000	\$720,000	11/15/2024	
7							TX	20916993	Closed	2134 Braune Road	Abilene	2,876	4	3	0	1	2/0/2	2.0000	No	\$314,000	\$314,000	09/16/2025	
8							TX	20975737	Active	2910 Braune Road	Abilene	3,134	4	4	1	1	2/0/2	11.9670	No	\$860,000			
9							TX	20828951	Closed	4749 Catclaw Drive	Abilene	2,744	4	3	1	2	2/3/5	0.3440	Yes	\$350,000	\$350,000	03/28/2025	
10							TX	20815444	Closed	4776 Catclaw Drive	Abilene	2,510	3	3	1	2	6/0/6	1.0320	Yes	\$389,000	\$389,000	07/28/2025	
11							TX	20834891	Closed	4858 Catclaw Drive	Abilene	2,566	4	3	1	1	3/0/3	0.3700	No	\$263,801	\$263,801	04/14/2025	
12							TX	20647498	Closed	118 Cedar Branch Court	Abilene	2,708	4	4	1	2	2/0/2	1.0590	No	\$510,000	\$510,000	12/09/2024	
13							TX	20917613	Closed	150 Cherokee Hills Lane	Abilene	2,590	4	3	0	1	2/0/2	3.4420	No	\$605,000	\$605,000	07/22/2025	
14							TX	20820849	Active	17 Cherry Hills E	Abilene	2,638	4	3	1	2	2/0/2	0.2760	Yes	\$519,000			
15							TX	20874104	Active	5501 Chimney Rock Road	Abilene	2,628	4	3	0	2	2/0/2	0.2640	No	\$399,000			
16							TX	20915190	Active	6716 Chisholm Trail	Abilene	2,725	4	3	0	1	2/0/2	0.4940	No	\$599,500			
17							TX	20926033	Closed	8301 Cimarron Trail	Abilene	2,698	4	3	0	2	2/0/2	0.2470	No	\$450,000	\$450,000	07/15/2025	
18							TX	20689147	Closed	6 Contour Drive	Abilene	2,920	5	3	1	1	3/0/3	0.4980	No	\$520,000	\$520,000	05/16/2025	
19							TX	20995075	Closed	4534 Cougar Way	Abilene	2,595	3	3	0	1	2/0/2	0.3180	Yes	\$399,900	\$399,900	08/14/2025	
20							TX	20682974	Closed	125 Country Place S	Abilene	2,510	4	3	0	2	2/0/2	2.5000	No	\$329,000	\$329,000	02/24/2025	
21							TX	20962903	Active	233 Country Place S	Abilene	3,200	5	4	1	1	2/0/4	2.0000	No	\$515,000			
22							TX	20681918	Closed	214 Country Place South	Abilene	3,419	5	4	1	1	4/0/4	2.5000	Yes	\$570,000	\$570,000	04/16/2025	

Actions Refine Save Carts

Criteria Email Print Share Link CMA Directions Stats Export Quick CMA Cloud CMA BrokerBay

Select All to export, then remove outliers if desired. Click export to save search as a csv.

The screenshot shows the Matrix website interface. At the top, there is a navigation bar with the ntreis logo and menu items: MY MATRIX, SEARCH, STATS, ROSTER, TAX, FINANCE, LINKS, MARKET REPORTS, INPUT, FMLS INTRAMATRIX, and OMNI. On the right side of the navigation bar, there is a user profile for 'Hello, Andy' and a search icon. Below the navigation bar is a search input field with the placeholder text 'Enter Shorthand or MLS#' and a search button. To the right of the search field is a 'Recent Searches' link. The main content area features a section titled 'Export 115 Records'. Below this title, there is a dropdown menu for 'Export file format:' with 'genie' selected. To the right of the dropdown are two buttons: 'Export' and 'Edit Custom Export'. Below the export options is a 'Back to Results' button. At the bottom of the page, there is a footer with the Matrix logo on the left, the text 'North Texas Real Estate Information Systems, Inc. Matrix v12.6. Copyright © 2025 Cotality. All rights reserved. Terms of Use.' in the center, and the Cotality logo on the right.

Select the save export format. If your MLS will export All that will work unless your MLS uses Flex software. Flex requires a special setup due to the large number of columns. A MLS Export Guide was emailed to you upon completion of your registration with Freedom.

Local MLS

No MLS Area
Training
New MLS

Upload a minimum of One Neighborhood Search (Macro Mkt) MLS export to proceed. If uploading Site or Rental comps, click the appropriate button for the upload that includes the attached comps.

Upload a minimum of One Comparable Search (Micro Mkt.) MLS export to proceed, the comparable search will be a narrowed down neighborhood search. If uploading Site or Rental comps, click the appropriate button for the upload that includes the attached comps.

Neighborhood MLS Upload

Upload

MLS Acronym

NTREIS ▼

File Name	MLS Acronym	Import Type
freedom.csv	NTREIS	Sales ▼

Comparable MLS Upload

Upload

MLS Acronym

NTREIS ▼

File Name	MLS Acronym	Import Type
freedom2.csv	NTREIS	Sales ▼

Cancel
Back
Next
Import MLS

Return back to Freedom and enter your MLS acronym that corresponds to your export in the Neighborhood(Macro Market) upload. Every MLS in the USA is formatted differently.

Freedom uses your MLS acronym in order to correctly scrub the MLS data to UAD compliance. To lookup your MLS acronym go to www.freedomappraise.com and click MLS Integrations. Many MLS systems are merging, if you can't find the new MLS acronym for your local board, email support@freedomappraise.com and our support team will be happy to setup the new MLS. Click upload and browse to where your Macro Market export was saved. Click open to upload the search.

Repeat the same steps to upload your Micro Market search on the right side. Both must be uploaded to run Freedom. Click Next to continue.

The comps, adjustments, trend analysis and graphs all come from the Micro Market search.

Freedom

Report Setup Sketch

1. Subject Page 2. MLS Information 3. Advanced

Training

Effective Date

Report Effective Date

« < September 2025 > »

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

Include Options

Cancel Back Next Import MLS

Logout

Select the effective date of the report. You can click on the green bar below and select items to include. When done click Import MLS. Freedom analyzes both Macro and Micro markets separately for trend analysis and data analysis for GLA, bedrooms, baths, pools, basements...

Remove Selected **Cancel**

The remove outlier function is to help you identify outliers, based on their sales price. Use the drop down to select a percentage to filter the comps that are outside plus or minus the percentage from the median sales price. By removing outliers the graphs, time adjustments and comparable market analysis will be more cohesive.

Select Outlier % From Median Sales Price
50%

High Outliers

<input checked="" type="checkbox"/>	Score	Status	Street #	Street Name	City	Subdivision	Sales Price	List Price	Close Date	Pending D
<input checked="" type="checkbox"/>	87.2%	Settled sale	24	Hoylake	Abilene	Fairways	\$840,000	\$885,000	08/28/2025	08/01/20
<input checked="" type="checkbox"/>	62.7%	Settled sale	6725	Old Doan	Abilene	South Ridge A...	\$700,000	\$675,000	03/20/2025	02/26/20
<input checked="" type="checkbox"/>	60.7%	Settled sale	158	Overbrook	Abilene	Highland Far...	\$730,000	\$739,900	06/20/2025	05/20/20
<input checked="" type="checkbox"/>	60.5%	Settled sale	2116	Southridge	Abilene	South Ridge A...	\$813,000	\$825,000	06/02/2025	03/18/20
<input checked="" type="checkbox"/>	59.6%	Settled sale	219	Spring Gap	Abilene	Southern Cros...	\$750,101	\$750,000	08/22/2025	07/20/20
<input checked="" type="checkbox"/>	57.0%	Settled sale	6510	Peppergrass	Abilene	J Woodward S...	\$850,000	\$890,000	07/07/2025	05/11/20
<input checked="" type="checkbox"/>	15.7%	Settled sale	893	Bell Plains # A	Abilene	A0213	\$720,000	\$750,000	11/15/2024	10/18/20

Low Outliers

<input checked="" type="checkbox"/>	Score	Status	Street #	Street Name	City	Subdivision	Sales Price	List Price	Close Date	Pending D
<input checked="" type="checkbox"/>	Score	Status	1234	Any Street		Subdivision	100000-200000	-250	0-180	0-180

Time adjustments are greatly distorted by outliers. On the top right you can select what percentage from the Median Sales Price of your Micro Market search import. Any sale above or below selected value (50%) range above/below the median sales price will be considered an outlier. Select all or one at a time the sales to be removed and click Remove Selected. Removing the outliers greatly increases accuracy of the Time Adjustments and Trend Analysis.

Freedom

Report Setup Sketch Comp Search

	Total	Confidence	Selected	Confidence
Active	28		0	
Pending	6		0	
Sold	73		3	

Next Delete Map Reset Sort Order Change Scoring Training

<input type="checkbox"/>	Score	Status	Street #	Street Name	City	Subdivision	Sales Price	List Price	Close Date	Pending
<input type="checkbox"/>	Score	Status	1234	Any Street		Subdivision	100000-200000	-250	0-180	0-180
<input checked="" type="checkbox"/>	87.7%	Settled sale	23	Fairway Oaks	Abilene	Fairways	\$425,000	\$445,000	10/24/2024	07/23/2
<input checked="" type="checkbox"/>	87.4%	Settled sale	31	Pinehurst	Abilene	Fairways	\$472,500	\$474,900	06/30/2025	05/09/2
<input checked="" type="checkbox"/>	86.1%	Settled sale	45	Hoylake	Abilene	Fairways	\$472,000	\$499,000	05/28/2025	04/21/2
<input type="checkbox"/>	84.7%	Settled sale	5	Pinehurst	Abilene	Fairways	\$525,000	\$589,900	06/02/2025	04/13/2
<input type="checkbox"/>	69.7%	Settled sale	4749	Catclaw	Abilene	Royal Crest	\$350,000	\$350,000	03/28/2025	02/14/2
<input type="checkbox"/>	68.9%	Settled sale	4858	Catclaw	Abilene	Royal Crest Se...	\$263,801	\$329,000	04/14/2025	03/26/2
<input type="checkbox"/>	68.8%	Settled sale	4534	Cougar	Abilene	Catclaw Place	\$399,900	\$399,900	08/14/2025	07/14/2
<input type="checkbox"/>	68.7%	Settled sale	5301	Knollwood	Abilene	Woodlake	\$438,450	\$474,900	04/15/2025	03/15/2
<input type="checkbox"/>	68.4%	Settled sale	2434	Whispering Oaks	Abilene	Wyndham Place	\$570,000	\$575,000	07/03/2025	04/08/2
<input type="checkbox"/>	68.4%	Settled sale	2342	Wyndham	Abilene	Wyndham Place	\$410,000	\$419,900	09/30/2024	06/12/2
<input type="checkbox"/>	68.1%	Settled sale	6434	Bay Hill	Abilene	Champions Add	\$387,900	\$387,900	12/11/2024	11/11/2
<input type="checkbox"/>	68.0%	Settled sale	4942	Durham	Abilene	Camelback Add	\$344,900	\$349,000	10/11/2024	09/10/2
<input type="checkbox"/>	67.3%	Settled sale	6417	Inverrary	Abilene	Champions Add	\$425,000	\$425,000	05/28/2025	04/06/2
<input type="checkbox"/>	67.3%	Settled sale	4	Wynrush	Abilene	Woodlake	\$300,000	\$308,000	01/14/2025	12/05/2

Your Micro Market search has been converted to UAD compliance, and each sale has been scored by comparison to the Subject. The scoring brings the sales with the least adjustments to the top for easier selection. Default scoring is closest proximity, most recent sale, then physical attributes of the sale are compared to the subject, ie. GLA, bedrooms, baths... A 100% score would be a model match that sold yesterday, next door to the subject. Select the comps you want to include in your report. Sales are sorted Settled Sale on top, then Pendings/Actives below for easier selection. The confidence Graph on top on the left is the average score of ALL sales in the import and the score on the right is the confidence score of the sales you selected. Click Next when done selecting comps.

BRACKETING/NOT ENOUGH COMPS SELECTED + x

This report must contain a minimum of 3 sold comps & 3 listing comps. Please select additional comps.

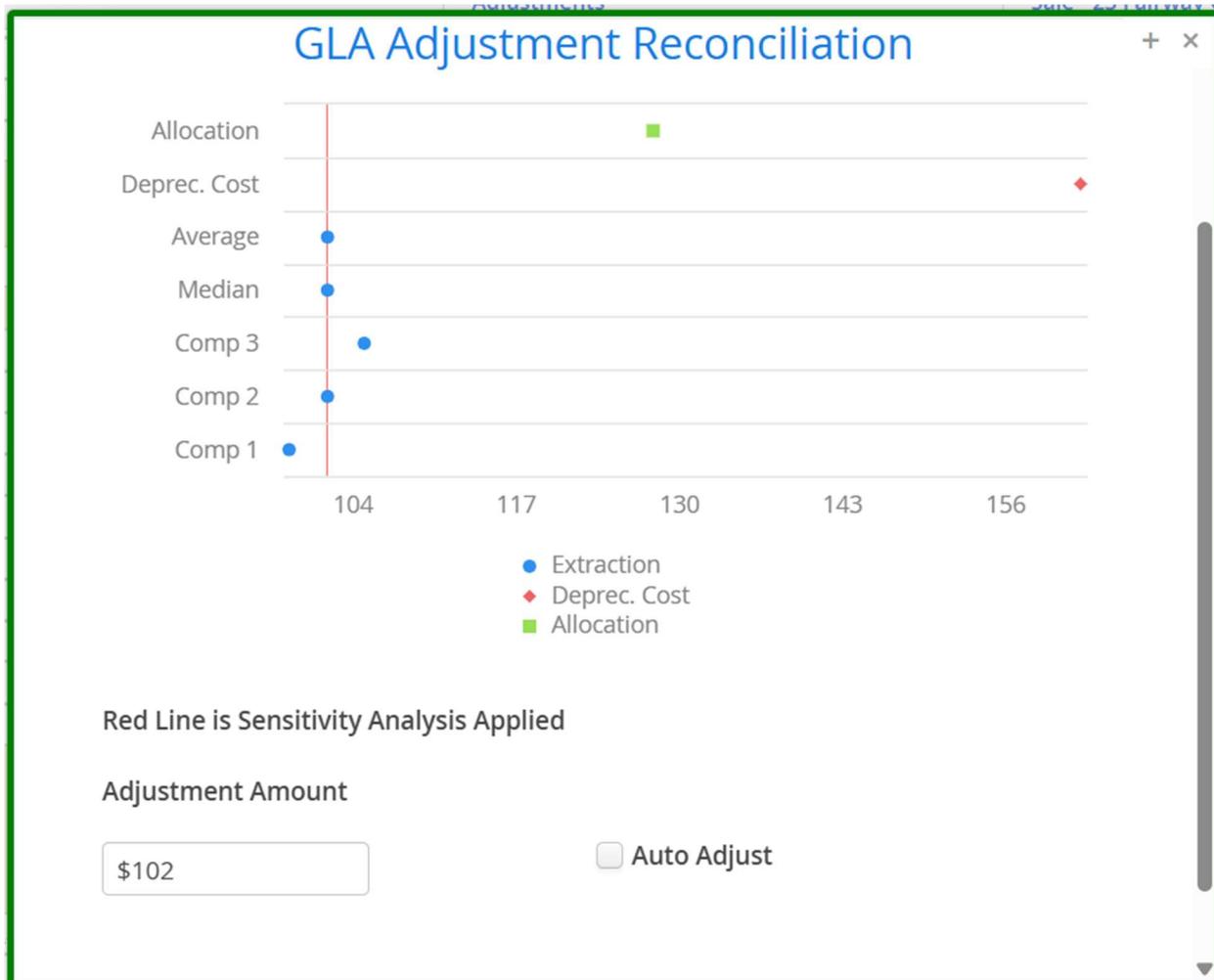
Your comp selection has failed to bracket the features listed below. You may want to reconsider your comp selection.

Subject Stories not bracketed:	1	High Side
Subject Full Bath not bracketed:	3	High Side

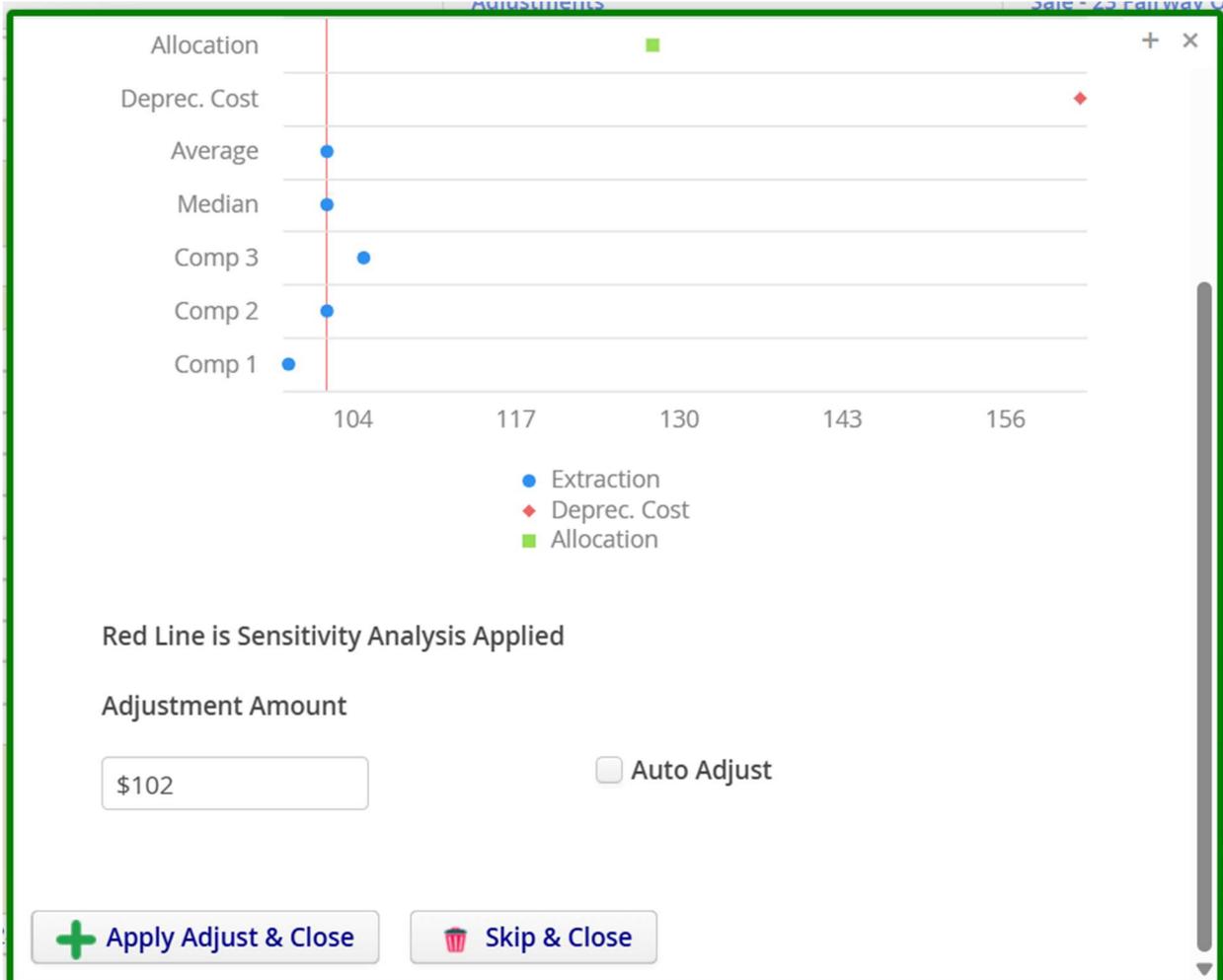
BackProceed

Freedom checks bracketing automatically. You can click back to find an additional comp to bracket the items or click proceed. Note on the first line of the description, Freedom notifies you if listings are required by the Lender/Client. In the Order Editor you can setup Lender/Clients, with export type, maps to include and how many listings each wants.

Click Proceed to continue.



The selected adjustment results are displayed with the Reasonable adjustments displayed. The results of 3 methods are included in this example. Crazy adjustment numbers (ie. \$10,000 sf) will not be displayed although the details for how the \$10,000 was calculated will be included in your workfile. The Red line is Sensitivity Analysis applied. We recommend you adjust all other fields before adjusting the GLA as the sensitivity will be much more accurate. Sensitivity Analysis starts with the lowest value above and applies \$1 increments from lowest value to highest value to determine which adjustment provides the closest adjusted range, with the lowest adjustments. The sensitivity value is entered in the adjustment amount box, you can reconcile and change that value to what ever you are most comfortable. Scroll down to apply adjustments.



Click the Apply Adjust and Close button to apply the adjustments, the math is done automatically for the adjustment and applied to the comp.

The details for the adjustments are located in the Adjustments tab at the top of the page. All adjustment details are printed to pdf's upon signing the report and put in your workfile for support.

Only reasonable adjustments are included in the above graph. If regression say the GLA adjustment is \$10,000 per sf that is not reasonable. To see the methods that are not displayed click on the Adjustments tab at the top of the page.

Name	Amount	Repair %	Total (roun...	Comment
A/C Repairs	\$8,800	0	\$0	
Appliance Repl...	\$4,800	0	\$0	
Cabinet Replac...	\$14,300	0	\$0	
Carpet Cleaning	\$1,200	0	\$0	
Carpet Replace...	\$9,500	0	\$0	
Countertop Re...	\$4,800	0	\$0	
Door Repairs	\$9,500	0	\$0	
Drywall Repairs	\$11,900	0	\$0	
Electrical Repairs	\$14,300	0	\$0	
Ext. Siding/Bric...	\$23,800	0	\$0	
Ext. Wood Rep...	\$19,000	0	\$0	
Exterior Paint	\$14,300	0	\$0	
Fireplace Repairs	\$7,100	0	\$0	
Flooring Replac...	\$9,500	0	\$0	
Foundation Re...	\$28,500	0	\$0	
Garage Door R...	\$4,800	0	\$0	
Hardware Repl...	\$7,100	0	\$0	
Heat Repairs	\$8,800	0	\$0	
Ind. Unit Heat/...	\$0	0	\$0	
Interior Cleaing	\$4,800	0	\$0	
Interior Paint	\$11,900	0	\$0	
		Total:		

Above the adjustment column is a Repairs button. These repairs are based on the Building-Cost.net takeoff plus tear out and clean up. In Freedom Inspector you will see the Name and the Repair %. As you inspect, estimate the percentage of each line item that needs repairs. Once imported into Freedom and the cost analysis is performed, the Amounts will be entered and totaled automatically. Building-Cost.net is performed by the Zip Code therefore the data is local. A comment can be added. Once saved the Repairs will be automatically added to your addendum or in the new UAD 3.6 correct field.

The screenshot displays the Freedom software interface. At the top, there are navigation tabs: Report Setup, Sketch, Comp Search, SideBySide, Adjustments, Cost, Graphs, Market Conditions, Trends, Workfile, and Report. Below these are buttons for Next, Sort Comps by, Add Comp, Hide Peer DB, Hide Adjustments, Sensitivity, and Training. The main area is divided into three columns: Subject, Adjustments, and a property-specific view. The left column shows property details for 2309 Gathright Dr, including address, sales price, and various adjustments. The middle column shows an adjustments table with columns for Adjustment and Amount. The right column shows details for 23 Fairway Oaks, including address, sales price, and various adjustments. A sidebar on the left contains a menu with options like Settings, Office, Report, Change Addenda, Change Form, Edit Map, Edit Narrative, Edit Photos, Email Report, Freedom Express, Forms, Import, Reconcile, New Report, and Save Report. A Logout button is at the bottom left.

On top right is a Sensitivity button. Click it to open in a new window, a complete Sensitivity Analysis of the comps that updates live as you change comp data and apply adjustments.

At the top of the page are tabs for support for Adjustments, Cost, Graphs, Market Conditions, Trends and Workfile. Click on each to see more information. Copies of all tabs will be printed to pdfs and put in the Workfile for support.

The graphs are built off the Trends page. To add a comp, click the Add Comp button. It will allow you to add a blank comp or go back to the Compsearch Page to select more comps from your Micro-market search.

At the top of each property there is a Tag field. You can Tag the properties with anything you want. Ie. If it's a murder house, type in Murder. Later, no matter how long, if you need a Murder comp, add a new blank comp and type in Murder. All your murder comps will display. This Tag follows the property in your personal database forever.

The Notes button above each property allows you to type in property specific notes. These notes follow that property in your personal comp database forever and can be added to years later.

Subject/Comparable

	Subject	Comp# 1	Comp# 2	Comp# 3
Sales Price		\$425,000	\$472,500	\$472,000
Net Adjustments		-\$69,600	-\$61,600	\$7,200
Adjusted Sales Price		\$355,400	\$410,900	\$479,200

UnAdjusted/Adjusted Range

	Min	Max	Range	% Range
UnAdjusted	\$425,000	\$472,500	\$47,500	10.1%
Adjusted	\$355,400	\$479,200	\$123,800	25.8%
	Median UnAdjusted		Median Adjusted	
	\$472,000		\$410,900	
Estimated Value	<input type="text" value="\$411,000"/>		<input type="text" value="\$411,000"/>	
Difference	\$61,000		\$0	
Variance from Estimated Value	13%		0%	

The Sensitivity Analysis window auto updates while applying adjustments to give you an updated view of the adjusted ranges and the percentage of the range. This opens in a new tab so you can drag it to another monitor to watch the changes as you apply adjustments.

Freedom

Report Setup Sketch Comp Search SideBySide Adjustments Cost Graphs Market Conditions Trends Workfile Report

Next Sort Comps by: Add Comp Hide Peer DB Hide Adjustments Sensitivity Training

Subject Adjustments Sale - 23 Fairway Oaks

Tag Tag

Public Records Public Records

Realtor Realtor

Notes Notes

MLS MLS

Repairs

Address 2309 Gathright Dr

City/State/Zip Abilene, TX 79606

County Taylor

Sales Price \$0

List Price

Data Source

Verification MLS/Taylor County Assessor

Sales or Financing Sale Type

Concessions

Date of Sale 01/01/1300 UAD

Location Residential UAD

Leasehold/Fee Fee Simple

Site 15,682 sf

View Residential UAD

Design (Style) Residential UAD

Quality Q3-Good-High

Age 37

Condition C3-Good

Adjustment Amount

Time

Subj. Site Value

Quality

Age(year) \$800

Condition

23 Fairway Oaks

Abilene

Distance = 0.8 mi. SW

S/L Ratio : 95.5% 425,000

445,000

NTREIS#20602930

MLS/Taylor County Assessor

Sale Type

Arms length sale

Conventional

10/24/2024 UAD

Residential UAD

Fee Simple

18,992 sf 0

Residential UAD

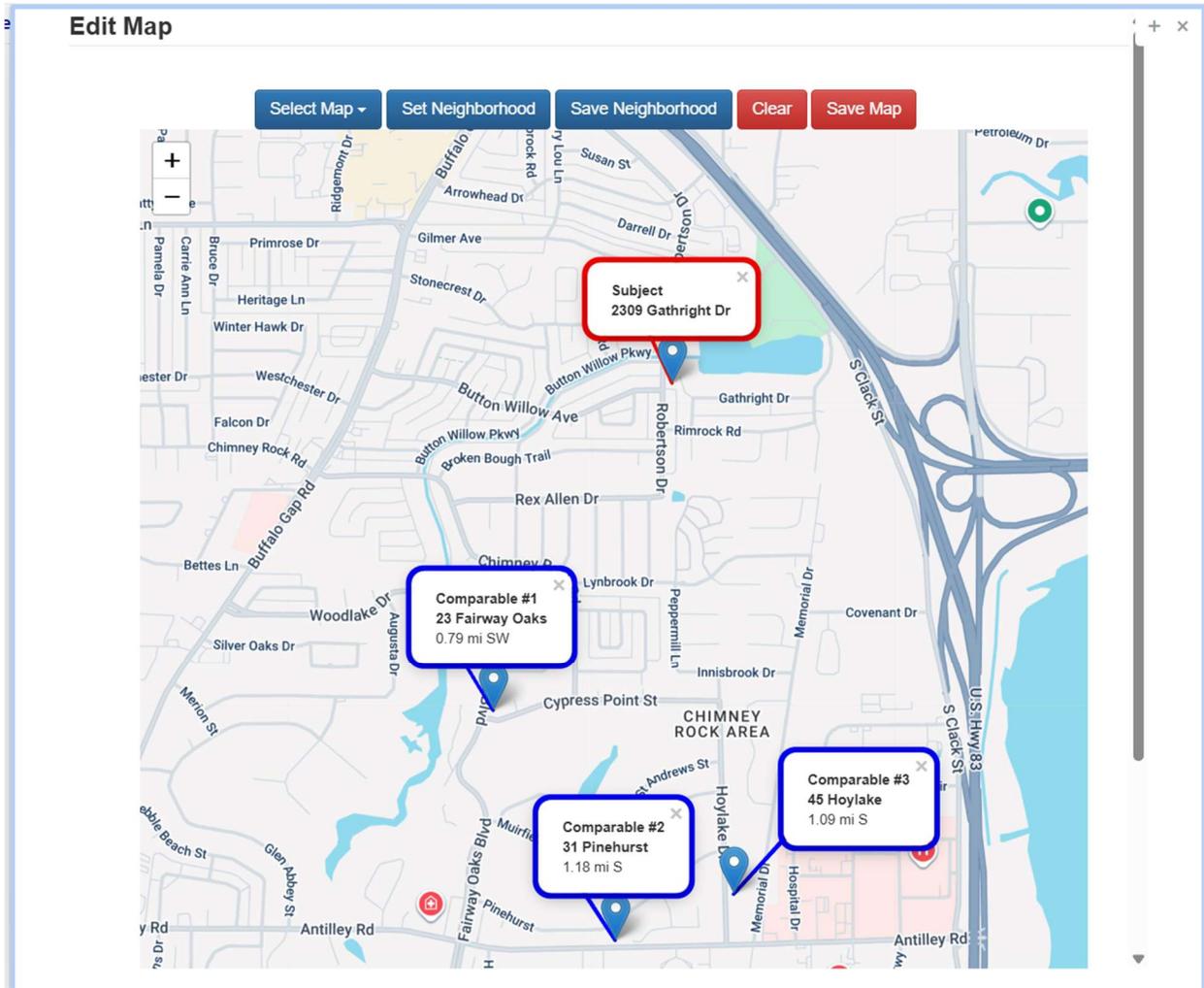
Q3-Good-High UAD

45

C3-Good 0

To the right of the Next button there is a Sort Comps dropdown. Select how you want the comps sorted and when you click Next the sort will put them in the report in the order you selected. If you leave this blank, comps will go into the report in the order they are on this page.

When you are done applying adjustments, click Next to complete your report.



Move the balloons to a desired location. The blue buttons on the tail make it easier for you to drag and they will disappear once placed in the report. The balloon locations will automatically transfer to other maps in the report. When done editing, click Save Map.

Freedom
Report Setup Sketch Comp Search SideBySide Adjustments Cost Graphs Market Conditions Trends Workfile Report

- Settings
- Office
- Report
- Change Addenda
- Change Form
- Edit Map
- Edit Narrative
- Edit Photos
- Email Report
- Freedom Express
- Forms
- Import
- Reconcile
- New Report
- Save Report

FHA/VA Case #

Client # 100

File #

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to be the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	2309 Gathright Dr	City	Abilene	State	TX	Zip Code	79606
Borrower	John A Doe	Owner of Public Record	Brown, Dallas A, Brown, Reese	County	Taylor		
Legal Description	Abilene Canyon Rock Lake Sec 1, Block A, Lot 16						
Assessor's Parcel #	1670001600	Tax Year	2023	R.E. Taxes \$	5,478		
Neighborhood Name	Fairways	Map Reference		Census Tract			
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month
Property Rights Appraised	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	Chase Bank		Address	5382 Fm 89			
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s).							

SUBJECT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

CONTRACT

Contract Price \$ Date of Contract 01/01/1300 Is the property seller the owner of public record? Yes No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %
Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	%	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50	Low 0	Multi-Family	%	

Your report is pre-filled for your review.