



Residential Sales Comp Finder Application

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OVERVIEW

The Residential Sales Comp Finder is an ArcGIS Online web mapping application that can be used to find comparable sales and related property information. The Residential Comp Finder application allows users to narrow a search of property sales by defining sale criteria based on the sale transaction (sale date, sale price, etc.), the main structure's CAMA attributes (era, bedroom count, style, etc.), and proximity to a given address. The resulting list of properties sold can then be exported as and used in further analysis.

REQUIREMENTS

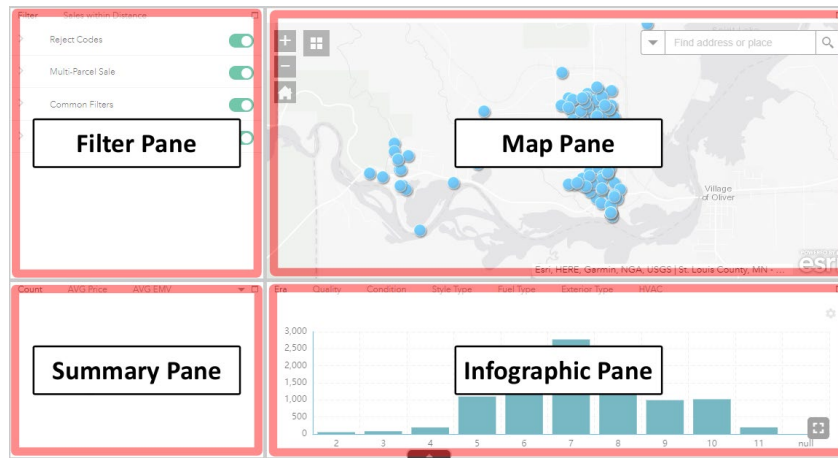
1. A St. Louis County ArcGIS Online account

ACCESSING THE APPLICATION

Access the Residential Sales Comp Finder in a web browser, preferably Google Chrome

<http://slcgis.maps.arcgis.com/apps/webappviewer/index.html?id=d87ee2bb239945e9b202c181c12e0edc>

Residential Sales Comp Finder Application

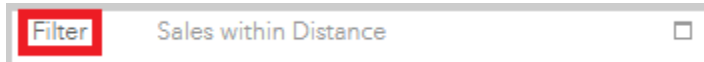


APPLICATION OVERVIEW

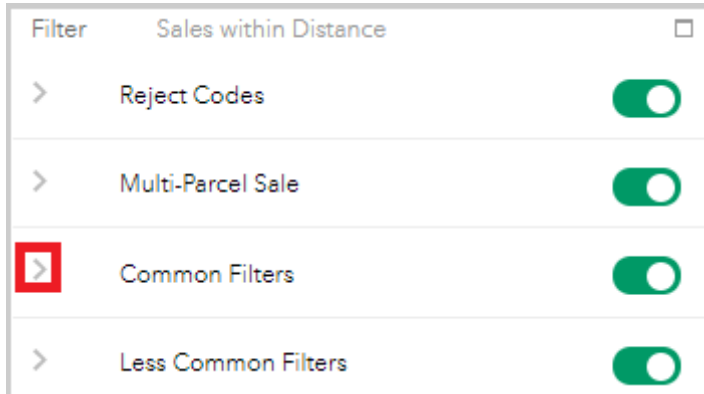
1. Map Pane
 - a. Displays all sales as points that meet search criteria
2. Filter Pane
 - a. Filter Tab
 - Allows sales to be filtered by sale transaction or main structure CAMA attributes
 - b. Sales within Distance Tab
 - Allows for sales to be filtered within a specified distance of an address or point
3. Summary Pane
 - a. Count Tab
 - Displays a count of sales that the meet search criteria
 - b. AVG Price Tab
 - Displays the average sale price of sales that meet the search criteria
 - c. AVG EMV Tab
 - Displays the average EMV of sales that meet the search criteria
4. Infographic Pane
 - a. Era Tab
 - Displays a histogram of improvement #1 CAMA era values for sales that meet the search criteria
 - b. Quality Tab
 - Displays a histogram of improvement #1 CAMA quality values of the sales that meet the search criteria
 - c. Condition Tab
 - Displays a histogram of improvement #1 CAMA condition values for sales that meet the search criteria
 - d. Style Type Tab
 - Displays a pie chart of improvement #1 CAMA style types for sales that meet the search criteria
 - e. Fuel Type Tab
 - Displays a pie chart of improvement #1 CAMA fuel types for sales that meet the search criteria
 - f. Exterior Type Tab
 - Displays a pie chart of improvement #1 CAMA exterior types for sales that meet the search criteria
 - g. HVAC Tab
 - Displays a pie chart of improvement #1 CAMA style HVAC value for sales that meet the search criteria

USING ATTRIBUTE FILTERS TO SET SEARCH CRITERIA

1. On the Filter Pane select the Filter Tab



2. Click the arrow button on a filter group to expand filters



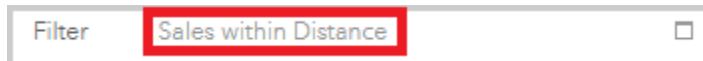
3. Set filter(s) to desired criteria, making sure that the filter group is turned on (green)



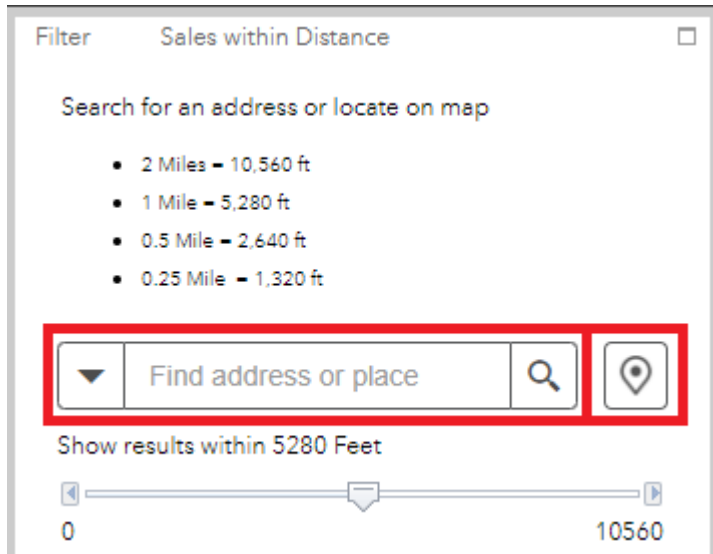
4. All filters without a specified criteria are simply ignored

USING A SPATIAL FILTER TO SELECT SALES WITHIN A DISTANCE OF AN ADDRESS OR POINT

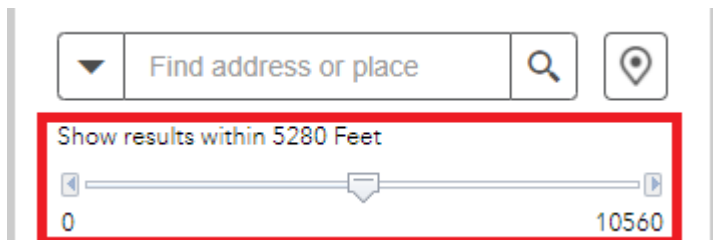
1. On the Filter Pane select the Sales within Distance Tab



2. Specify an address, parcel number, or place a point on the map

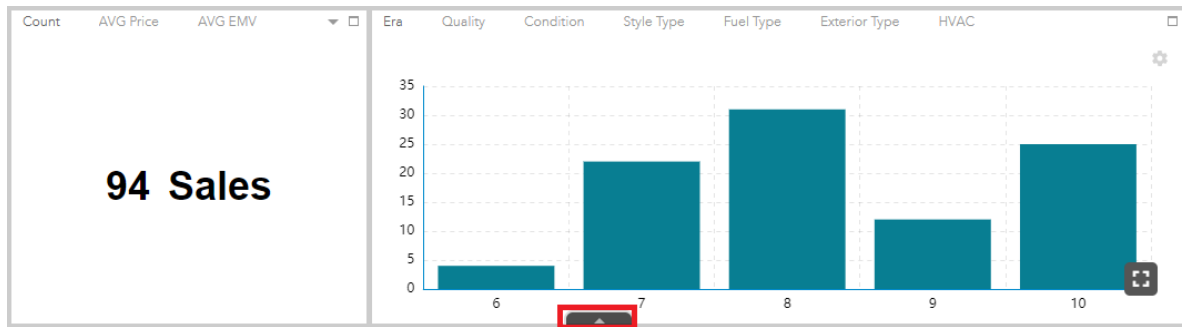


3. Adjust search distance as needed

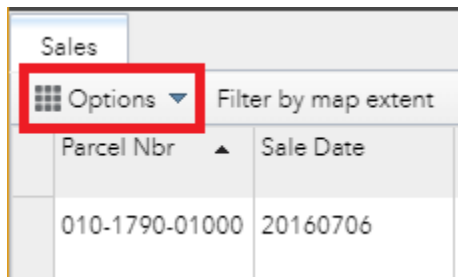


EXPORTING SELECTED SALES AS A CSV

1. Specify desired search criteria on the Filter Pane
2. Open the attribute table



3. Click to open the Options dropdown menu



4. Select Export all to CSV

