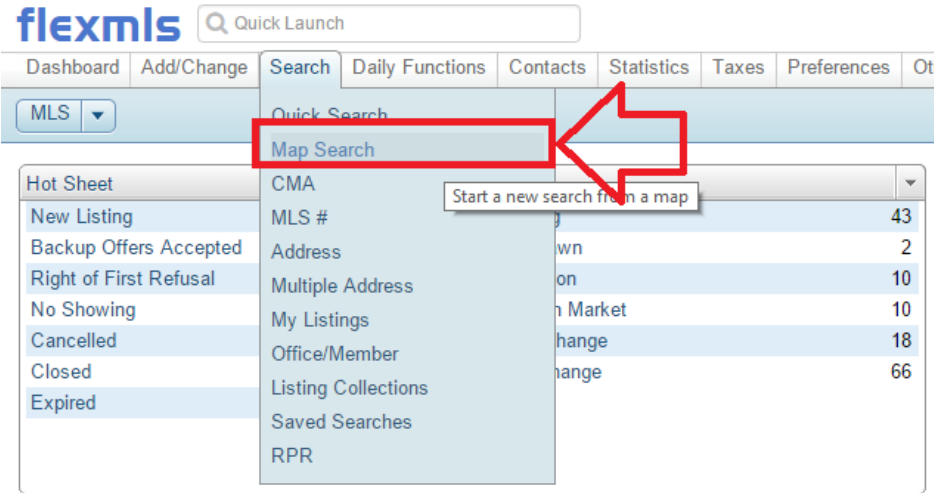


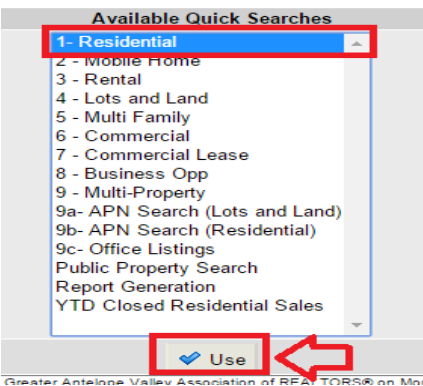
How to Use the Nosy Neighbor Tool

Note: This Guide is designed to show you how to use the Nosy Neighbor Tool in Flex. Please note the information used is a random sampling from FlexMLS. Your results may differ.

Step 1) Go to "Search" then "Map" Search

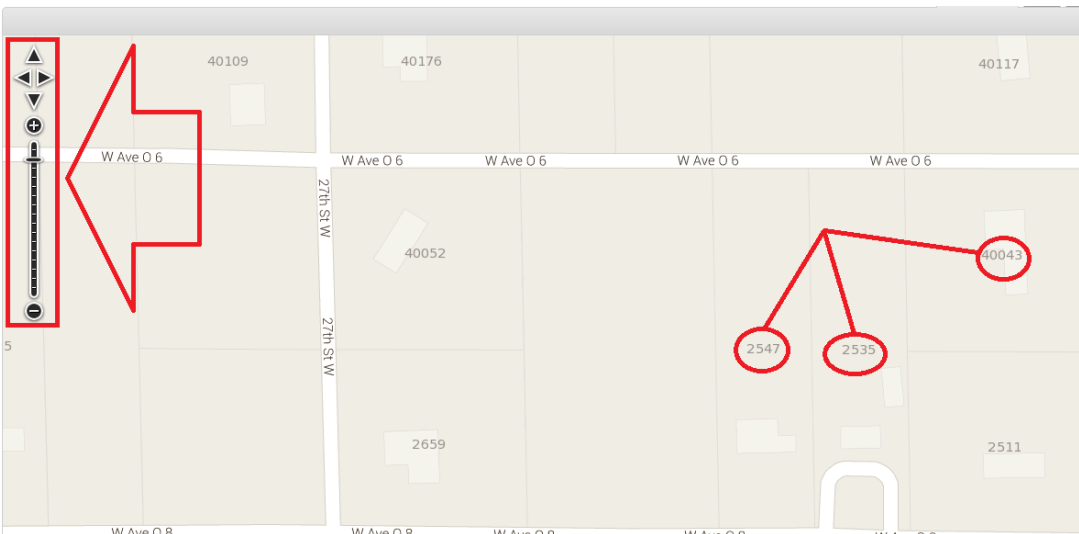


Step 2) Choose your listing type. (For this example we will do residential).



Step 3) Zoom in until you can see the house number on the map

- On the left there is a zoom bar. Locate a listing and press the plus sign until the house numbers become visible.

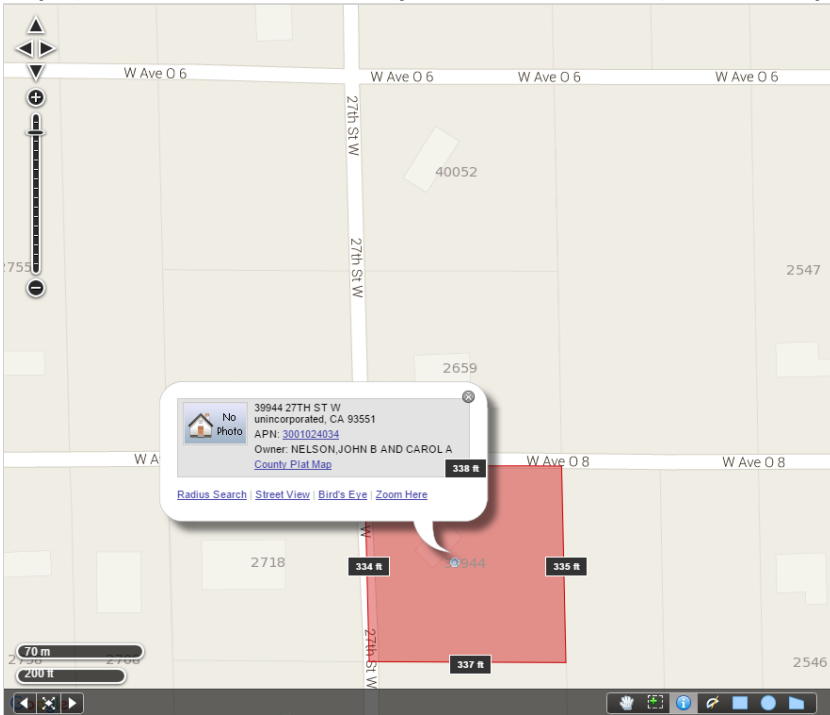


Step 4) Click on the “i” located at the bottom middle of the map screen.

- If you are having a hard time finding this, you can see in at the bottom of step 5



Step 5) Click on a house number you are interested in (In this example I will click on 39944).



- As you can see above, The “Nosy Neighbor Tool” will highlight the listing you have clicked on. It will give you some surface information. If you click on the APN# This will take you to RPR and give you a more detailed history of the listing.

Below is a small sample from the RPR Website

39944 27th St W, Palmdale, CA 93551 | [Find new address →](#)

OFF MARKET • Public Record

Current AVM **\$362,000**
Last AVM Update: 11/29/2015
[View Details →](#)

Refine | **Create**

Change the AVM estimate for this property.

Build a Comp Analysis for this property.

Basic Facts **4 Bedrooms 4 Bathrooms**
Home Type: **Single Family Residence**
Living Area: **2,285 sq ft**
Estimate / sq ft: **\$158**
Owner: **Nelson John B & Carol A**

AVM Est. Range: **\$289,600 – \$434,400**
AVM Confidence: **★★★★☆**
AVM Change - Last 1 Month: **\$1,000**
AVM Change - Last 12 Months: **1.97%**
Number of Buildings: **1**
Number of Units: **1**
[Using the AVM in Pricing Discussions →](#)

Property Analysis for Investors
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