

## Beacon Comparable search

When in a parcel, choose Ames comp search in the red bar at the top of the page. It will show the criteria of the subject property red on the right side of the page.

Checking the box on the left will include that category and criteria you wish to search under.

Do not check the box if you do not want the criteria to be a part of the search.

The minimum criteria should be:

- ✓ Location/class
- ✓ Style of structure
- ✓ Occupancy
- ✓ Sale date between 1/1/2024 to 1/1/2025
- ✓ Sale NUTC should be normal sales only. Sales that are family sales, estate sales, auction sales, etc. are not used to set value or considered a valid sale by the Department of Revenue.
- ✓ Neighborhood

If you choose too many categories or criteria, you will not get very good results.

Click on search at the bottom to get the results, if you are directed back to the parcel page, there are no results for the selected criteria and you may need to change the criteria.

If you get a large number of results, you can pare down the number by adding a year-built range (5 years higher and lower), total living area or TLA range (500 sq ft higher and lower), basement finish area and lot area.

If you do not get very many, add other neighborhoods or increase the range on year built or total living area or sale date to 1/1/2023 to 1/1/2025. Sales prior to 1/1/2023 are not used for revaluation.

The list can be sorted by columns, columns can be added or deleted, and the list can be printed (upper right print icon)

Individual parcels can be reviewed by clicking on the blue parcel ID. Click the back arrow to return to the comp result list.

Individual searches can be done by parcel ID or address on the search tab.