

# Data Express

## A Comprehensive Data Toolkit for Appraisers

*Data Express combines  
non-confidential  
appraisal information  
with public record data  
to give you the gold  
standard of data.*

For more information on Data Express, contact:  
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FNC's unrivaled National Collateral Database™ (NCD) fuels Data Express, a research site combining appraisal data, public record, and sales information into a supercharged analysis tool.

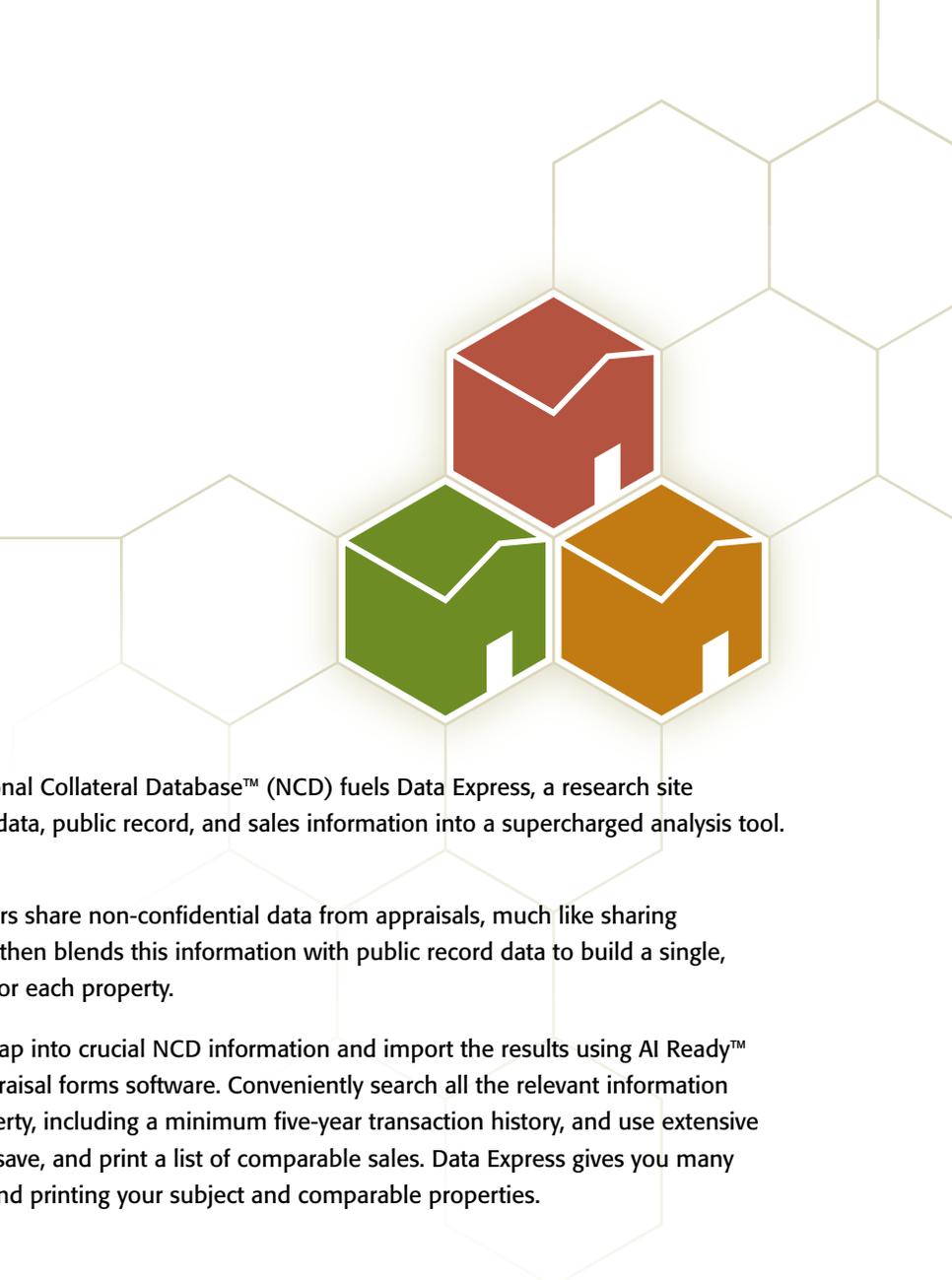
### How it Works

Lenders and appraisers share non-confidential data from appraisals, much like sharing credit data. The NCD then blends this information with public record data to build a single, consolidated record for each property.

Use Data Express to tap into crucial NCD information and import the results using AI Ready™ directly into your appraisal forms software. Conveniently search all the relevant information on your subject property, including a minimum five-year transaction history, and use extensive search filters to find, save, and print a list of comparable sales. Data Express gives you many options for viewing and printing your subject and comparable properties.

### With Data Express:

- Access appraisal and public record data for a subject and its comparable properties
- View location maps and plat maps for a subject and its comparables
- Compare sales transfer and transaction history for the subject and comparables
- Download or auto-populate subject and comparable data and maps into appraisal forms using AI Ready™
- Search for distressed sales, non-distressed, or both using the comp search filter



## Decrease Turn-Times and Increase Work Capacity

No one else delivers a data source backed by real-time appraisal data. Public record and sales information simply aren't enough on their own. FNC's National Collateral Database blends those elements together for more accurate and timely property characteristic data than ever before – you'll save time and increase profits, all with a simple click.

Plus, you can support the accuracy and reliability of the information and receive a discount on your monthly data bill by contributing your appraisal reports directly to the database: 10% off/month for 1-49 appraisals; 15% off/month for 50-99 appraisals; 20% off/month for 100+ appraisals.

Appraisal Institute members also receive a 10% discount. For more information about these discounts, or to contribute your appraisals via e-mail, contact us at: [appraisalsubmission@fncinc.com](mailto:appraisalsubmission@fncinc.com)

LID ADDRESS	
Address: 4502 SIERRA MORANA AVE CARLSBAD CA 92008-2324	Data Type: Standard
County: SAN DIEGO	Tract/Block/Lot: 0350712
Subdivision: CARLSBAD	Section/Township/Range: //
Census Tract: 398.04	Parcel ID: 001-000-12-00
Map Reference: 1104-N	
Legal Description: LOT 12 TR 9200	

SALES INFORMATION					
Sale Type: Commercial	Date: 12/04/2001	Doc #: 200897018	Deed Type: Trust Deed	First Mortgage Amount: \$200,000	Loan Type: Conventional
Closed: 298,500				Lender: FIRST FRANKLIN FVYL CORP	Age of Appraisal: 18
				Owner: TEAGLE, RAYMOND C	Second Owner: Teller

PROPERTY DESCRIPTION			
Year Built: 1977	Stories: 2	Roof: Tile	Land Value: 150,747
Year Built Effective: 1977	Style: Ranch	Parking: 3	Improve Value: 125,588
Constr. Qual: Average	Square Feet: 1,691	Air Cond: 1	Total Value: 314,335
Sequen. Qual: Average	Total Rooms: 6	Heat: Forced Air	
Land Use: Single Family Residence	Bedrooms: 3	Pool/Spa: 0	Property Tax Amt: 3,293
Manufactured Home: 0	Total Bathrooms: 3	Fireplace: 1	Assessor Roll Year: 2008
Attached/Detached: Detached	Baths Full/Half: 3/1	Basement: 0	
Other Structures: Covered Patio/Porch	Basement to Finish: 0		
Comments:			

SITE		
Lot Size: 3,720	Flood Zone: No	No. of Units in Prop: 0
Lot Dimensions: 040x98	Flood Map: 04035076AP	Zoning: 0
Site Influence: 0	Flood Map Date: 0	
Common Asses/Sec: 0		

Locate the subject property

**Collateral DNA**  
Data and Analytics for the Real Estate Industry  
*We know the score.*

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*Tap into the most up-to-date, complete, and unbiased third-party appraisal data in the nation. Data Express.*