



WHERE YOUR DATA LIVES

- Runs in your browser, on your machine
- One file holds the whole job
- AI is optional, and off until you switch it on
- Your data never sits on our servers
- Nothing used to train anything
- Your files stay yours if you leave

01 Getting data in

Excel, CSV and .dp360 · Any MLS export or county extract · Multi-sheet workbooks · Import Profiles · Stage for merge · Add Columns by MLS # · Open from cloud backup · Load from your Vault · Assistant-staged MLS imports · Autosave and crash restore

02 DataPrep — clean data you can defend

Map Fields · Filter Data · Data Scrub (11 checks) · Column Manager · Column Combine and Bundle · Column Recode · Concession, time, unit and categorical transformations · Index/Normalize · Ratio Tool · Column Math · Column Diagnostics · Prep Recipes · Every step recorded · Undo and Redo across the chain

03 ValuPro360 — layered adjustments

Seven layers in cascade order · Each layer measured on prices already adjusted · Multiple methods per layer · Convergence strip and band · Variance-reduction weighting · Include, adopt or override · Set by hand with a written rationale · Show Data exclusions, live · Apply / No adjustment / Skip / Clear · Concession policy dial · Vacant land sales for site · 8 methods for Site and GLA · Quality and Condition priced per level · Amenities solved together · Reconcile with tornado chart and heat map · Stale-decision flags · Adjustment Library

04 DataTrndPro — market conditions

8 time methods · 1004MC windows (7–12 / 4–6 / 0–3) · Quarterly, monthly and rolling windows · Sold or contract date · Convergence band · \$/day, \$/month, \$/year, %/month, %/year · 1004MC exhibit from your data · Sale-to-list and days on market · FHFA HPI and Freddie Mac rate benchmarks

05 Analysis tools

DataFitPro · DataPairPro · DataPivtPro · DataPlotPro · DataHistPro · DataHeatPro · DataPiePro · A narrative written for every analysis · Saved chart styles · Saved analyses tray

06 The Comp Grid

Live URAR-order grid · Adjustment source per row · Time per comp · No double-counted time · Rank by gross % · Weighted Suggested Value · Value block: ranges, mean, median · Comp Manager · Add comps and custom rows · Drag, hide and reorder · Docked histogram, box plot and regression · Undo history · Excel, Word and PDF export

07 Report Manager — the finished report

What you see is what prints · Assignment tab feeds every page · Cover page, cover letter, Table of Contents · Salient Features and Summary of Analysis · Sales grid and Comp Roster · Certifications and limiting conditions · Signature block · Photo, sketch, map, subject, comp and PDF pages · Parcel highlighter · Location, neighborhood and flood maps (FEMA NFHL) · Charts exactly as styled · Merge sections from past reports · Read aloud: hear your report · Fast cached preview

08 UAD 3.6 Workspace

Commentary at exact URAR character limits · Adjustment-support pages for any form software · Market pages and the 14 Search Result Metrics · Reconciliation pages · Full or condensed · Add station narrative to commentary · Legal or Letter PDF and Word · Copy page as image for TOTAL · Adjustment Library import

09 Libraries and records

Adjustment Library · Text Library with dictation · Asset Library · Business Center · Search past reports and their sales · Subject panel · Comp detail pages with photos

10 DataVaultPro — your own sales library

Verified sales on your own drive · History kept, nothing replaced · APNs matched however written · Provenance on every cell · Pull slices into a job · Vault check against a job · Photo archive

11 The record

Journal · Prep Receipt · Narrative Brief · Set-by-hand reasons carried everywhere

12 DataRatioPro — for assessors

IAAO ratio study · Pass/fail scorecard · Three scenarios side by side · Assessor and appeal narratives · Flagged parcels

13 AI assistant (optional)

Claude or ChatGPT, your account · Every read behind a switch, all off by default · Stages comps from your MLS · Writes report text, captions and Subject values · Review-before-it-lands mode · Cleans data and maintains your vault, on your switch · Never changes an adjustment or saves a file · Every action in the Journal

14 Working comfort

Preferences follow you · Blue, Light and Dark themes · In-program Support library · Support from the appraiser who built it