

Overview

CompTracker works by collecting data from appraiser Mismo files to track his/her comparables, keep notes on property field conflicts and populate DataMaster with previously entered values. CompTracker supports multiple appraiser offices as well as assistants.

CompTracker Setup

Since CompTracker can handle almost any type of appraisal company, it needs to know what type of user you are. If you are a licensed appraiser in your office select “I am an appraiser” as shown below.

CompTracker Setup

 **CompTracker**
by DataMaster

Setup

Please select whether you are an appraiser or an assistant. This will affect how you retrieve data for multiple appraisers.

I am an appraiser ?

I am an assistant ?

Use existing setup ?

Please specify the folder where you will store your mismo files. CompTracker will only retrieve data from files in this folder.

Mismo Files Location ... ?

[Help](#) Finish

If you are an assistant that works on behalf of a licensed appraiser in your office then select “I am an assistant” and enter your name and Company name.

CompTracker Setup

 **CompTracker**
by DataMaster

Setup

Please select whether you are an appraiser or an assistant. This will affect how you retrieve data for multiple appraisers.

I am an appraiser ?

I am an assistant ?

Use existing setup ?

Assistant Name ?

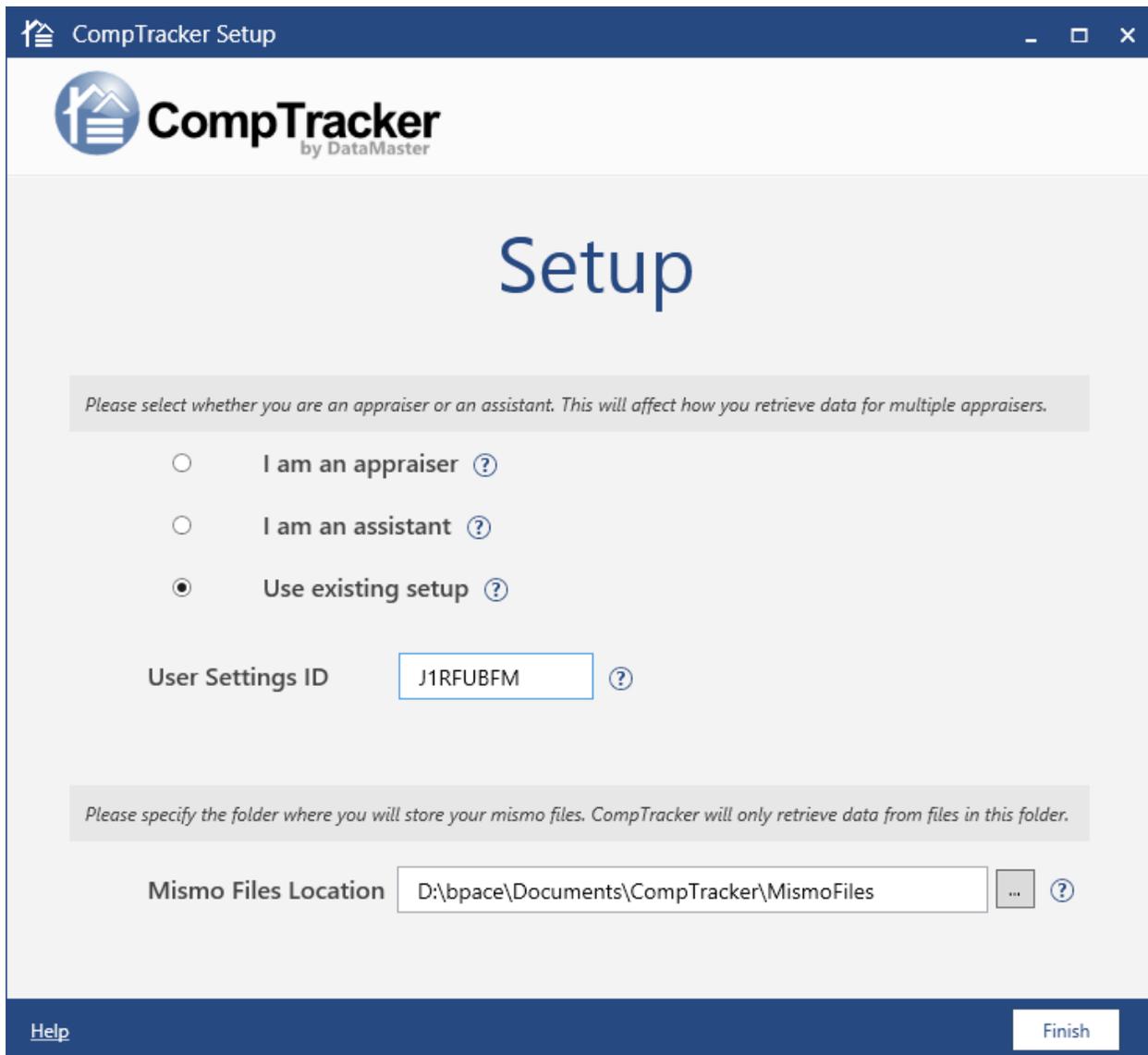
Company Name ?

Please specify the folder where you will store your mismo files. CompTracker will only retrieve data from files in this folder.

Mismo Files Location ... ?

[Help](#) Finish

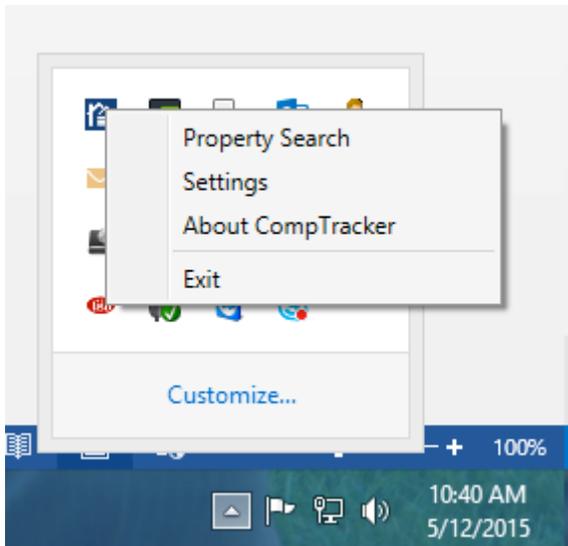
If you are already setup within CompTracker and would like to have the same setup on a separate computer, you can select “Use Existing Setup” and enter the “User Settings ID” (an 8 digit ID of the existing CompTracker user). This can be found by right clicking on the CompTracker Icon in the System Tray, selecting “Settings” and “User Settings” of the computer that already has CompTracker installed.



The “Mismo Files Location” is the folder where your Mismo Files will be imported into CompTracker. It is set by default to your Documents folder. If you already have Mismo files in another location you can click on the “...” button to browse and select that location.

System Tray

CompTracker is a System Tray application which means that for the majority of the time, CompTracker will run in the background. You can access various aspects of CompTracker by right-clicking on the CompTracker icon as show below.

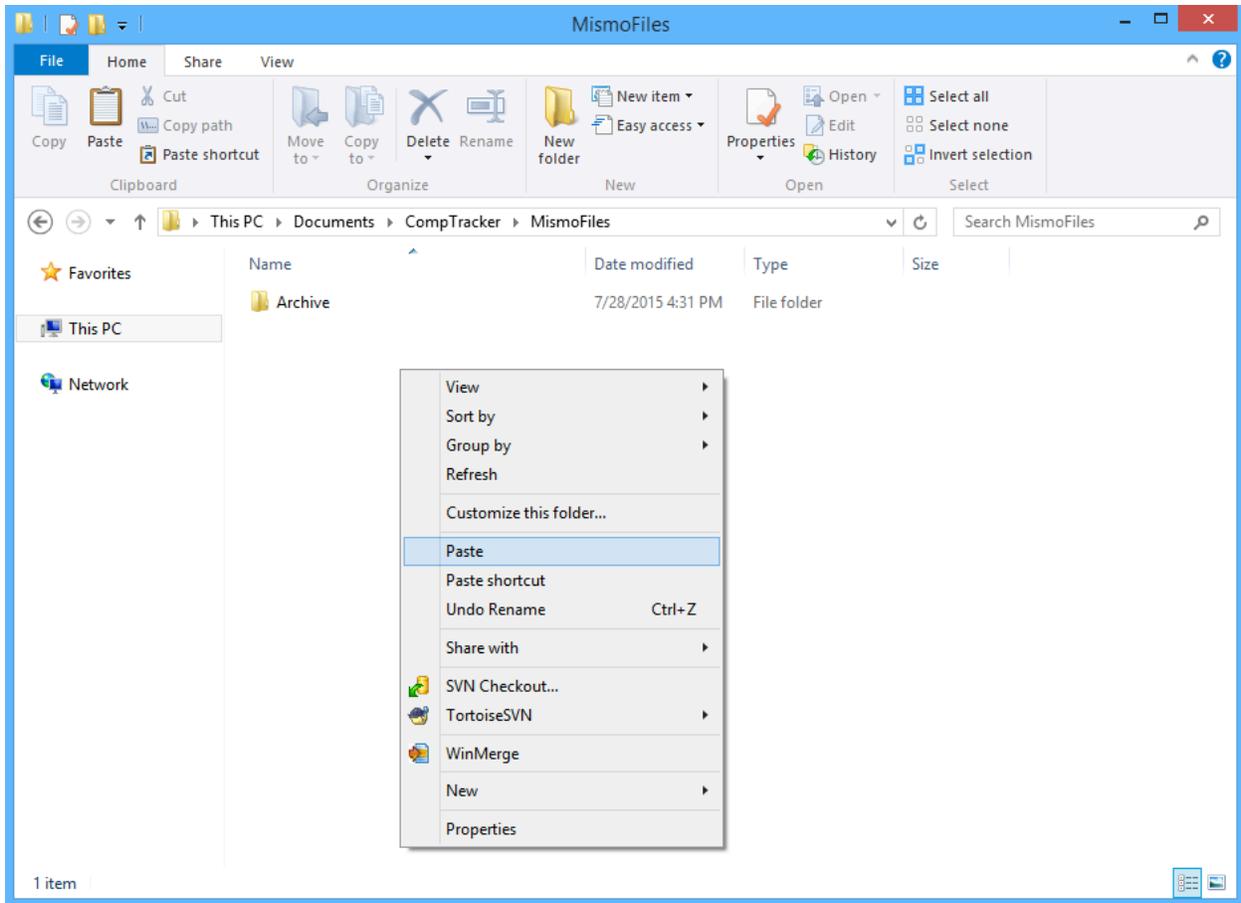


Loading Appraisals from a Form Software

To load your appraisals into CompTracker it is recommended to change your Mismo output folder in your form software to the CompTracker Mismo Files folder. This way any time you create a Mismo file it will automatically be imported into CompTracker.

Loading Appraisals from Any Folder

If you would rather not change your form software Mismo output directory you can simply copy/paste the Mismo files from your Mismo File Location into the CompTracker Mismo Folder which by default is located in your Documents -> CompTracker folder.



Share Your Data with Other Appraisers

To share your appraisal data with other appraisers you will need to send them your Appraiser ID. This is an 8-digit ID that you can find by going to your settings -> User Configuration -> Appraiser Data Sharing Pool.

CompTracker Settings

 **CompTracker**
by DataMaster

Settings

APPRAISER SHARING USER CONFIGURATION

Appraiser Data Sharing Pool [?](#)

Share data of new appraisers by default [?](#)

Share Data

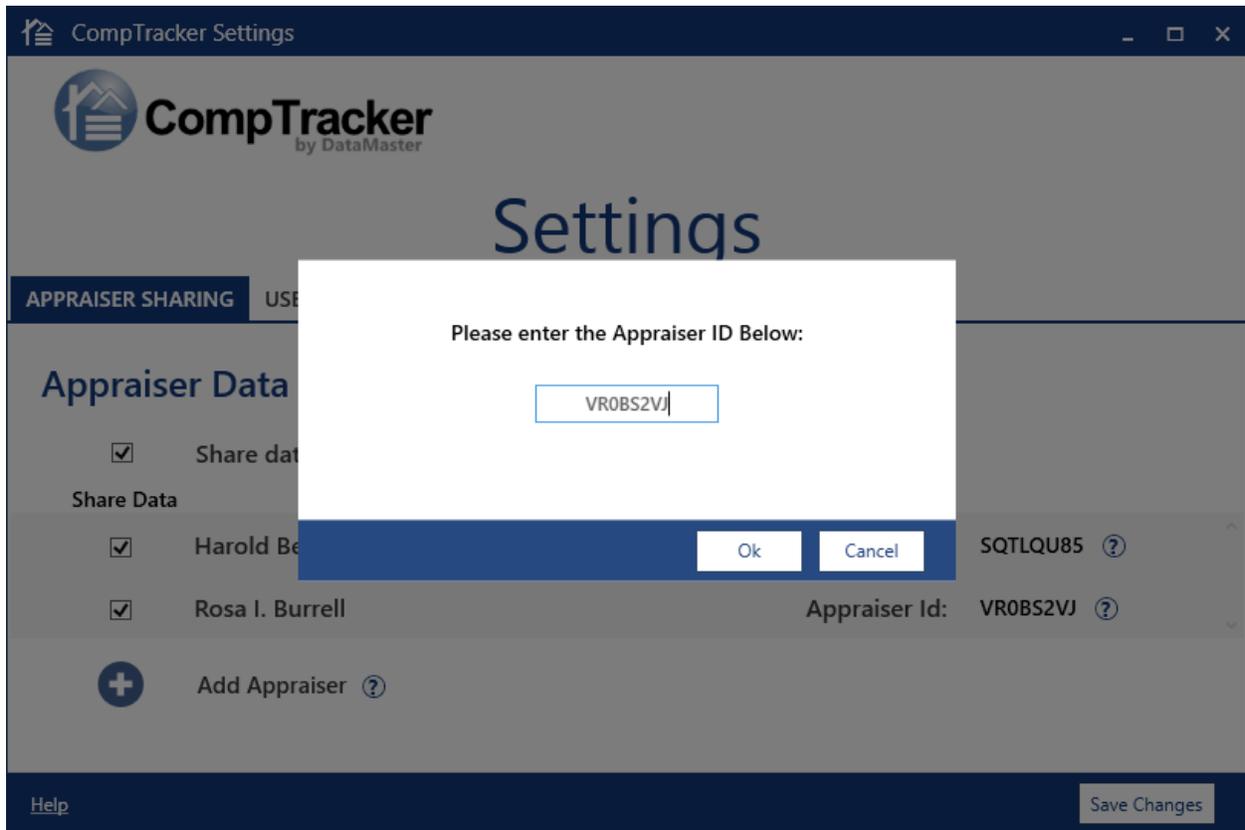
<input checked="" type="checkbox"/>	Harold Bennett	Appraiser Id: SSQLQU85 ?
<input checked="" type="checkbox"/>	Rosa I. Burrell	Appraiser Id: VR0BS2VJ ?

 Add Appraiser [?](#)

[Help](#) Save Changes

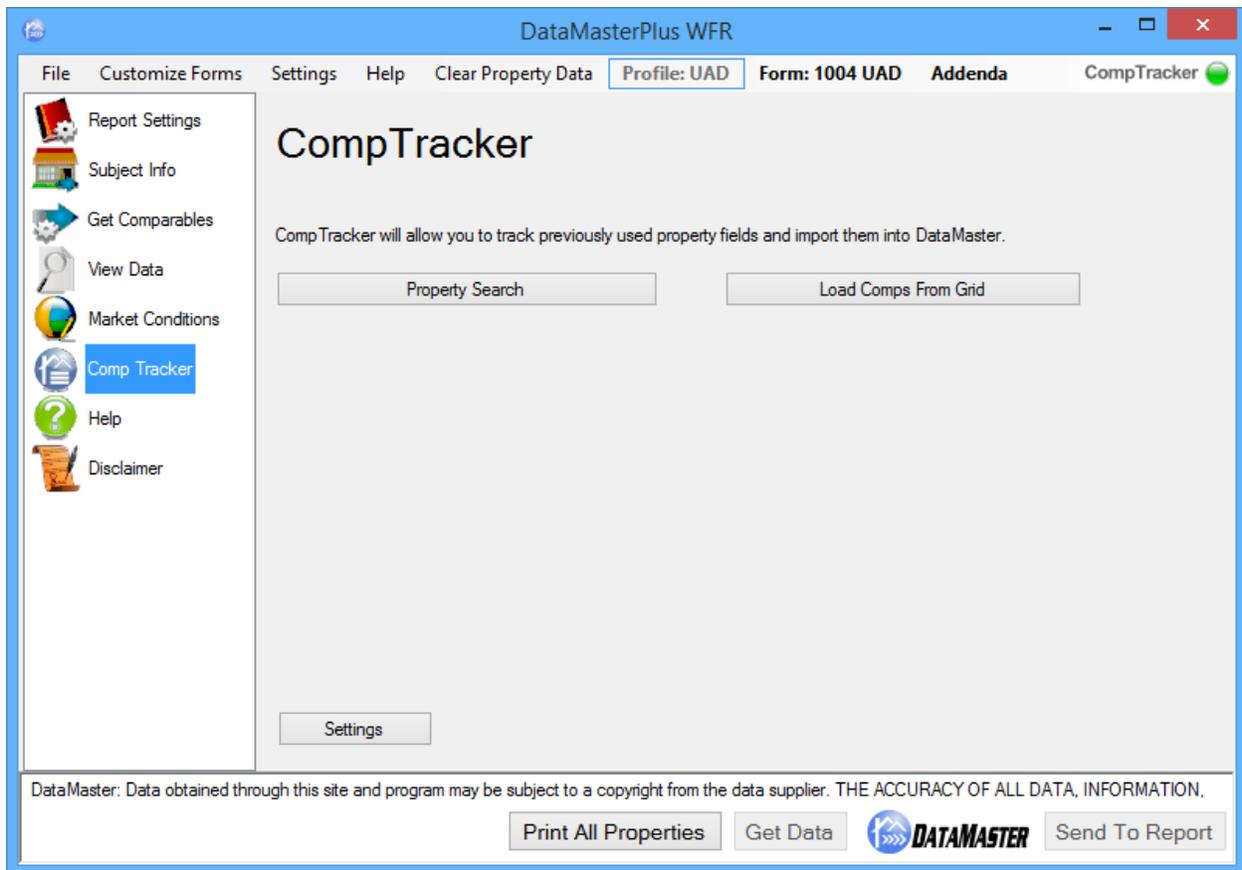
Get Data from Other Appraisers

In order to get other appraiser's data you will need to know their Appraiser ID. Once you have their Appraiser ID you can add them to your Appraiser Data Sharing Pool by clicking on the "+" button and typing in their Appraiser ID.



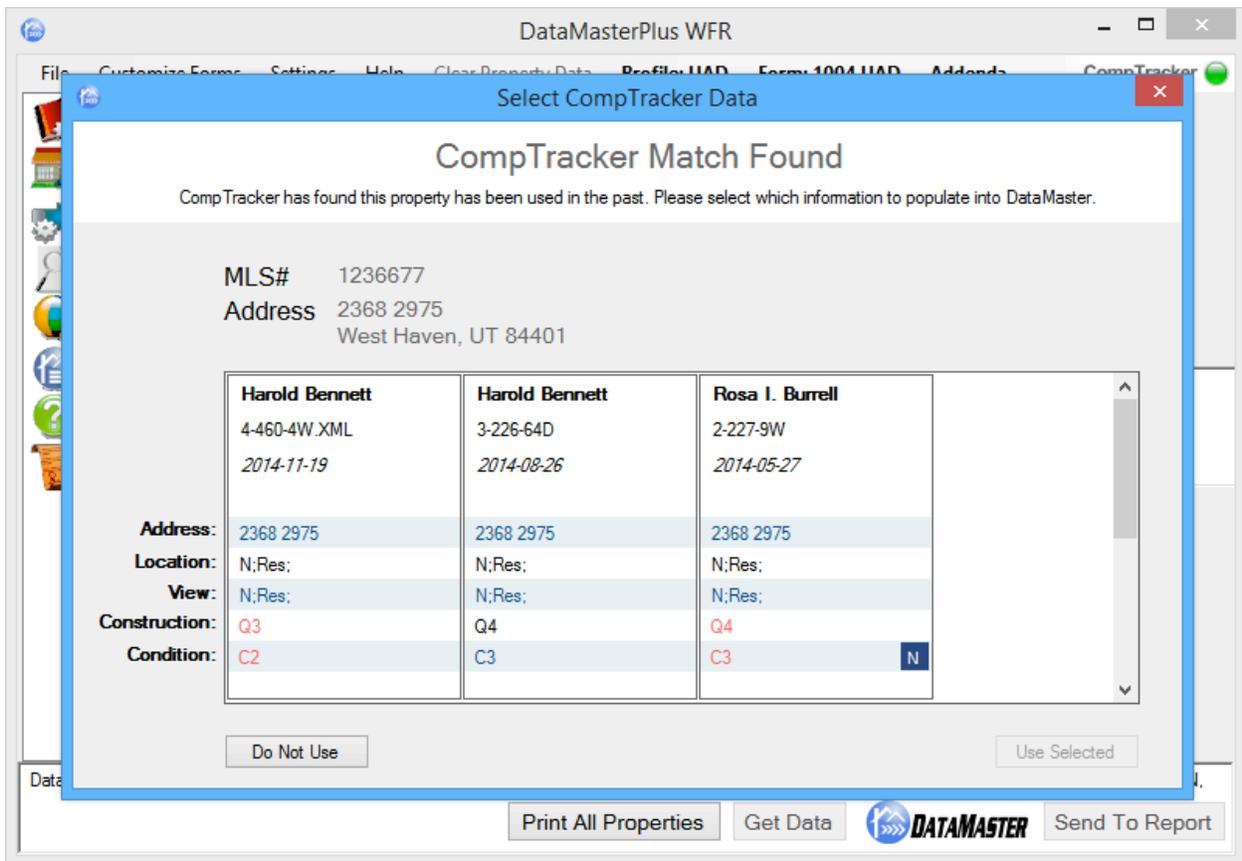
CompTracker Page within DataMaster

The "CompTracker" tab in DataMaster provides links to CompTracker from within DataMaster.



CompTracker Property Selection within DataMaster

As long as CompTracker is running, DataMaster will automatically import any CompTracker data into DataMaster. If you have a multiple results for a property you will get prompted for which value you would like to have imported into DataMaster.



CompTracker Property Search

If you would like to perform a search within CompTracker on a particular property you can do so in the "Property Search." This is found by right-clicking on the CompTracker System Tray Icon and selecting "Property Search."

CompTracker Property Search

CompTracker
by DataMaster

Property Search

The Property Search allows you to search for properties that you have processed through CompTracker.
Please note that the data is for informational purposes. Only Location, View, Construction and Condition will be populated in DataMaster.

MLS Number:	1236677	Harold Bennett	Harold Bennett	Rosa I. Burrell	Rosa I. Burrell
	4-460-4W.XML 2014-11-19	3-226-64D 2014-08-26	2-227-9W 2014-05-27	1-166-7W 2014-02-06	
Address:	2368 2975	2368 2975	2368 2975	2368 2975	
Sales Price:	317400	317400	317400	317400	
Finance:	Conv;0	Conv;0	Conv;0	Conv;0	
Concessions:	ArmLth	ArmLth	ArmLth	ArmLth	
Date of Sale:	s07/14;c06/14	s07/14;c06/14	s07/14;c06/14	s07/14;c06/14	
Location:	N;Res;	N;Res;	N;Res;	N;Res;	
Lot Size:	14810 sf	14810 sf	14810 sf	14810 sf	
View:	N;Res;	N;Res;	N;Res;	N;Res;	
Design/Style:	DT1;Rmblr/Rnch	DT1;Rmblr/Rnch	DT1;Rmblr/Rnch	DT1;Rmblr/Rnch	
Construction:	Q3	Q4	Q4	Q3	
Actual Age:	7	7	7	7	
Condition:	C2	C3	C3	C2	
Total Room Count:	6	6	6	6	
Bedroom Count:	3	3	3	3	
Bathroom Count:	2.1	2.1	2.1	2.1	
GLA:	1762	1762	1762	1762	
Basement Line 1:	1876sf0sfwo	1876sf0sfwo	1876sf0sfwo	1876sf0sfwo	
Basement Line 2:					
Heating/Cooling:	GFWA/CAC	GFWA/CAC	GFWA/CAC	GFWA/CAC	
Garage/Carport:	3ga3dw	3ga3dw	3ga3dw	3ga3dw	
Porch/Patio:	Prch/Pto/CvdDk	Prch/Pto/CvdDk	Prch/Pto/CvdDk	Prch/Pto/CvdDk	
Extra Line Item 1:	1 Fplc	1 Fplc	1 Fplc	1 Fplc	
Extra Line Item 2:	GrntCnt,	GrntCnt,	GrntCnt,	GrntCnt,	
Extra Line Item 3:	Lndscp	Lndscp	Lndscp	Lndscp	

MLS Number:

Search

Discrepancies

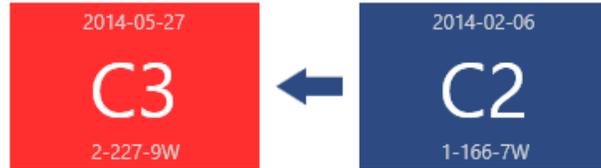
Every time CompTracker imports an appraisal from a Mismo file it will check to see if there are any discrepancies (conflicts) between your current appraisal data and previous data already in your CompTracker Data Vault. If there are you will be prompted on how to resolve said discrepancies as follows.

Condition Discrepancy

- Unresolved(2)
 - 1236677 C3←C2
 - 1236677 Q4←Q3
- Resolved(0)

MLS# 1236677
Address 2368 2975
West Haven, UT 84401

Appraisal Notes



Note:

This property was changed from a C2 to a C3. This is why...

Skip All

Skip

Resolve