

ForeclosureRadar.com Tutorial:

Perform a search by location

ForeclosureRadar makes it easy to find foreclosure properties by address or area. This tutorial guides you through the various ways to find properties by location.

Use ForeclosureRadar to:

- Save time by focusing on properties that are in exactly the location you specify

Click the Location Search Option panel to see the three options for finding specific properties by location: Address, Map, and Radius.

The screenshot shows a search interface with a 'More Search Options:' header. Below it, there are three tabs: 'Address', 'Map', and 'Radius'. The 'Address' tab is selected. Underneath, there are several input fields: 'State' (a dropdown menu set to 'California'), 'County' (a dropdown menu), 'City' (a text input field), 'Zip' (a text input field), 'Street Name' (a text input field), 'Address Number' (two text input fields separated by 'to'), and 'APN' (a text input field). There is also a 'Search By:' label and a close button (X) at the top right of the panel.

The most common type of location search is an Address search, which lets you search one or more address elements including: county, city, street name, a range of address numbers, and an APN or assessor's parcel number. The quick-access search criteria fields for an address search are City or Zip and State. You can enter the information in either the quick-access search criteria fields or in the Location Search Option panel.

In any search you should fill in as few fields as is necessary and gradually refine your search. For an address search, you should leave off the words "Street," "Drive" or other details beyond the name of the street, as the information entered must match the database exactly for results to be returned.

For example if I'm searching for a particular property, like 123 First Street, Stockton, I may want to just search on the address number 123, and the city of Stockton and

leave the other fields blank. I would not necessarily enter the street name as it could be in our system as First or 1st. The search will find the property only if the spelling in the search criteria exactly matches the spelling in the database.

The basic rule of thumb for searching is – the less information you specify the better. If you get too many results you can always narrow your search a little further.

For example, if you search the city of Stockton, you'd get a couple thousand results. Obviously if you're just looking for 123 First Street, that's too many. You could search the city of Stockton and Address Numbers between the 100 and 150 and get a more manageable number of results. You can sort by address by clicking the header of the Address column, which sorts by street name then number, and perhaps see there are both an East First and a West First.

Again, keep in mind that the more items you enter, the less likely you are to see results, as the results have to match all of those search criteria. Press the Reset button to clear the search criteria and existing results before starting a new search.

To find properties using the Map search, click the Map button in the Location Search Option panel. The area you see on the map is the area that will be included in the search. Use the map controls to move or zoom the map to show the area you want to search.

To zoom in you can either double click on the map, which will also re-center on the point you double clicked on, or click the plus button in the upper left corner of the map. To zoom out, click the minus button. To move the map, press and hold down your left mouse button on the map, and then drag the mouse in the direction you want to move the map. Once you have the map positioned and zoomed as you desire, press the Search button to search the map.

If you want to refine the search even more, click the Rectangle button to create a box that defines the search location. Clicking the Circle button will allow you to search a radius out from a specific starting point.

More Search Options: **Location** ▾ **Prope**

Search By: **X**

Address **Map** **Radius**

State **California** ▾

Use the map controls (below or on map) to select an area within the state above to search.

All **Rectangle** **Circle**

Note that you need to click the Search button again if you move or zoom the map outside of the area you originally searched. It will not automatically update the results to include the new area.

More Search Options: **Location** ▼

Search By: X

Address **Map** **Radius**

State: **California** ▼

Location:

Miles: **.5** ▼

To find properties using the Radius search, click the Radius button in the Location Search Option panel. Next, enter a complete address in the address field. Include address, city and state, separating each using commas. Next select the radius in miles. In busy urban areas, we recommend starting with one quarter of a mile. In rural areas, you may want to start with a 1 mile radius or even more.

Work smarter, not harder by using ForeclosureRadar to find foreclosure properties by address or area.