

INTRODUCING PATTEN TITLE'S NEWEST TOOL

zonability



UNIQUE DATA USED TO ASSIST REALTORS & THEIR CLIENTS TO UNDERSTAND A PROPERTY'S POTENTIAL.

A tool especially useful for buyers to make an informed decision and avoid purchasing a property with significant and undesirable changes moving in next door!

Let's Dive Deeper



There are three primary cases when a Zonability report will be helpful.

VALUATION

Highest and best use is a cornerstone to property valuation. How does this get determined? It is imperative to understand the property's zoning relative to the existing improvements.

CONFORMING OR GRANDFATHERED?

When it comes to zoning matters, the existing structures don't get zoned, the land does.

SEARCH

Mapping data, also called "GIS" or spatial data, is the conduit to understanding location. It allows for incredible analytics and visuals centered on location and is easily paired with other data.

Zonability standardizes GIS data to create a robust offering for:

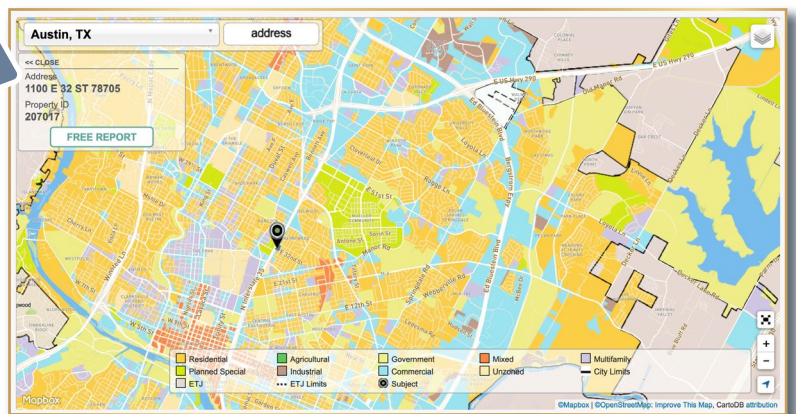
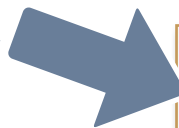
1. Current base zoning
2. Overlay zoning
3. Future land use

PREDICTIVE

Cities adopt strategic plans showing where they expect growth and infrastructure (*using transportation plans and comprehensive plans for instance*).

Zonability helps predict what might get built by creating a snapshot of a property's potential for its height, size and use. A property up zoned to allow for greater density (or more valuable use) is coveted and allows one to leverage a city's future land use.

How it Works



- 1 Select a city from the drop down then enter an address or click on the map
- 2 Fill out a short form for your "Free Report"
- 3 Receive an email with your Zonability report from your Patten Title representative



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