

# Property Watch Quick Start Guide

Congratulations! Your MLS has enabled Black Knight's newest exciting feature in Paragon for helping agents win new business called Property Watch. Property Watch allows agents to select parcels from the Map Search tab or the Google Map View and with a single click, automatically be registered to receive email alerts when one of the following changes occurs on the public record:

- ARM Reset
- Foreclosure
- Lien Status Change
- Listed on MLS
- New Loan
- Ownership Change
- Tax Delinquency
- Valuation Change

This information will help agents stay on top of what is happening to properties for their clients or to help gain new clients. Property Watch can also serve as a cart for public records. By adding the property to a Watch, it stores the property in a new grid called My Property Watches for quick access. Here's how it works.

## Watch Property

A Property Watch can be added from the property panel that displays when a parcel is clicked on the map located under the Map Search Tab or the Google Map View of search results. Clicking on the WATCH PROPERTY option will automatically register the agent to receive email alerts when the aforementioned events occur on the public record. Once enabled, the link toggles to Remove Watch where the watch can easily be removed.

7975 W 114TH TER  
OVERLAND PARK, KS 66210

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WATCH PROPERTY

**4 bed / 2 baths    2269 sq ft    Lot 18934 SF**

Last Sale <b>N/A</b>	Propensity Score <b>3</b>
Estimated LTV <b>N/A</b>	Estimated Equity <b>\$324,400</b>
Owner Occupied <b>Y</b>	REO <b>No</b>
Owner <b>YAU-LIU LIVING TRUST</b>	
Tax ID <b>NP70300003 0010</b>	

Automated Valuations

	<b>EZ Value™</b>	<b>\$321,000</b>
	\$263,220 - \$378,780	Est. Value
	<b>REALTORS®</b>	<b>\$324,400</b>
	Valuation Model	Est. Value
	\$278,984 - \$369,816	
	<b>Zestimate®</b>	<b>\$311,298</b>
	\$298,137 - \$325,971	Est. Value

7975 W 114TH TER  
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REMOVE WATCH

**4 bed / 2 baths    2269 sq ft    Lot 18934 SF**

Last Sale <b>N/A</b>	Propensity Score <b>3</b>
Estimated LTV <b>N/A</b>	Estimated Equity <b>\$324,400</b>
Owner Occupied <b>Y</b>	REO <b>No</b>
Owner <b>YAU-LIU LIVING TRUST</b>	
Tax ID <b>NP70300003 0010</b>	

Automated Valuations

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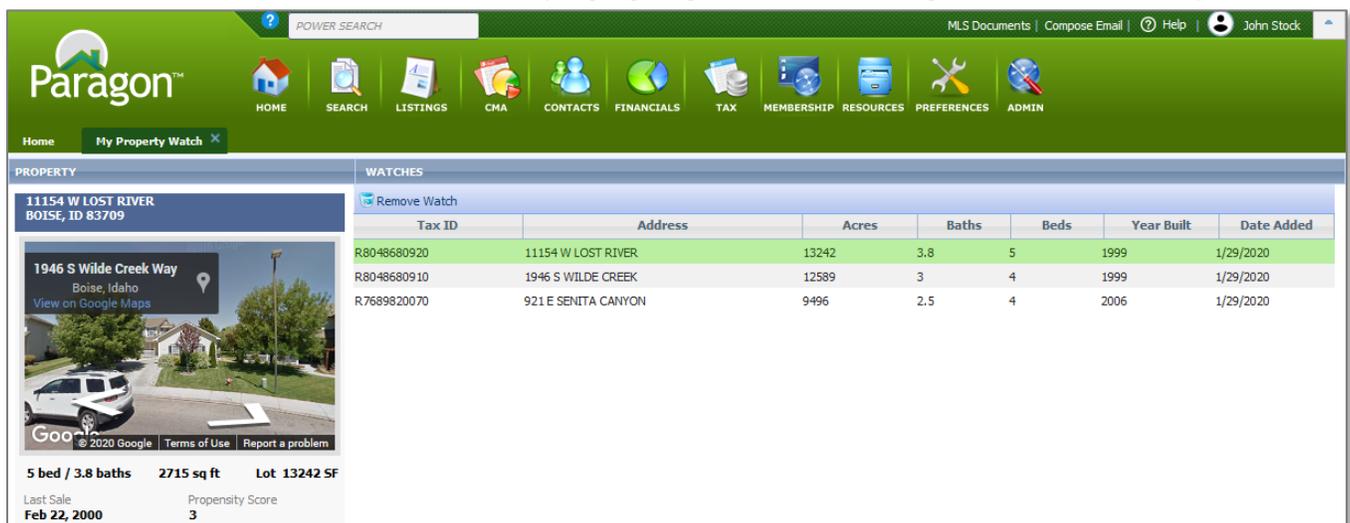
## My Property Watches

After a property has been added to a watch, it can easily be accessed from a new TAX menu option called My Property Watches, which is also where agents can access any current alerts.



## My Property Watch Grid

Selecting the My Property Watch option displays a list of any properties that have been set to Watch. The Property Watch grid displays the property panel of the highlighted row for quick access to the additional enhanced public record data. Watches can be removed by highlighting the row and clicking the Remove Watch option.



The screenshot shows the Paragon software interface. At the top, there is a green navigation bar with the Paragon logo and various icons. Below this, there is a 'My Property Watch' tab. The main content area is divided into two sections: 'PROPERTY' and 'WATCHES'. The 'PROPERTY' section shows a property card for '11154 W LOST RIVER, BOISE, ID 83709' with a photo and details like '5 bed / 3.8 baths', '2715 sq ft', and 'Lot 13242 SF'. The 'WATCHES' section shows a table with columns for Tax ID, Address, Acres, Baths, Beds, Year Built, and Date Added. The table contains three rows of data.

Tax ID	Address	Acres	Baths	Beds	Year Built	Date Added
R8048680920	11154 W LOST RIVER	13242	3.8	5	1999	1/29/2020
R8048680910	1946 S WILDE CREEK	12589	3	4	1999	1/29/2020
R7689820070	921 E SENITA CANYON	9496	2.5	4	2006	1/29/2020

The first time agents access the page, if there have been no watches added, the following message will appear:

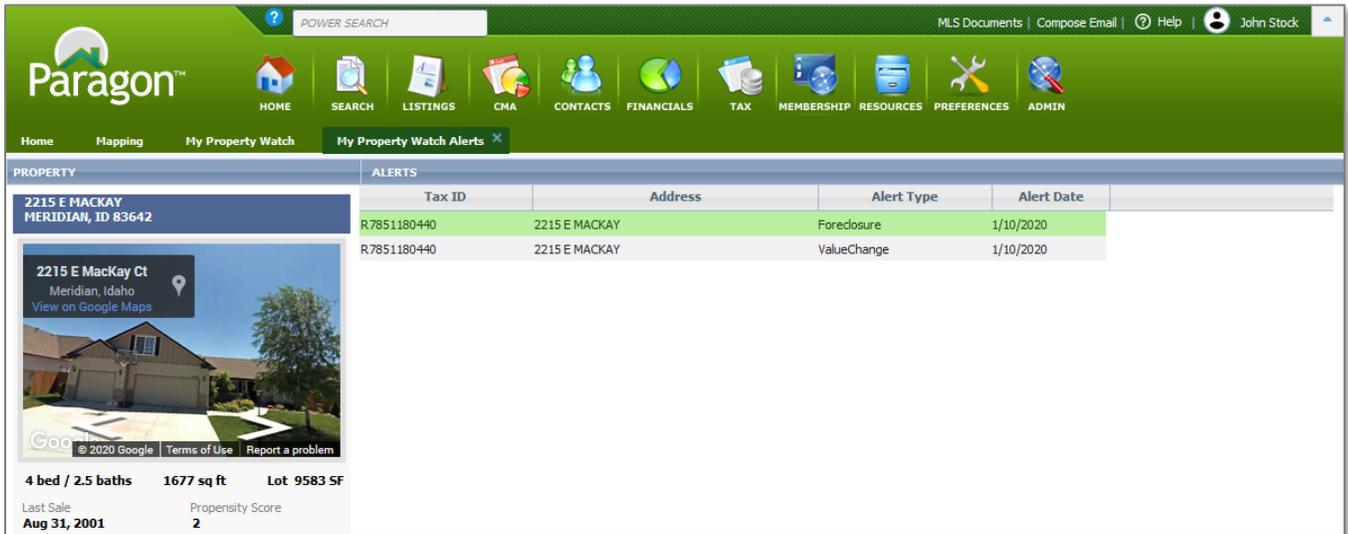
**You are not watching any properties**

You can set up a Property Watch from the Parcel Property Panel of the Map Search or Google Map view to receive email notifications when any of the following changes occur on the public record:

- Foreclosure
- ARM Reset
- Ownership Change
- Tax Delinquency
- Valuation Change
  - New Loan
  - Listed on MLS

## My Property Watch Alerts Grid

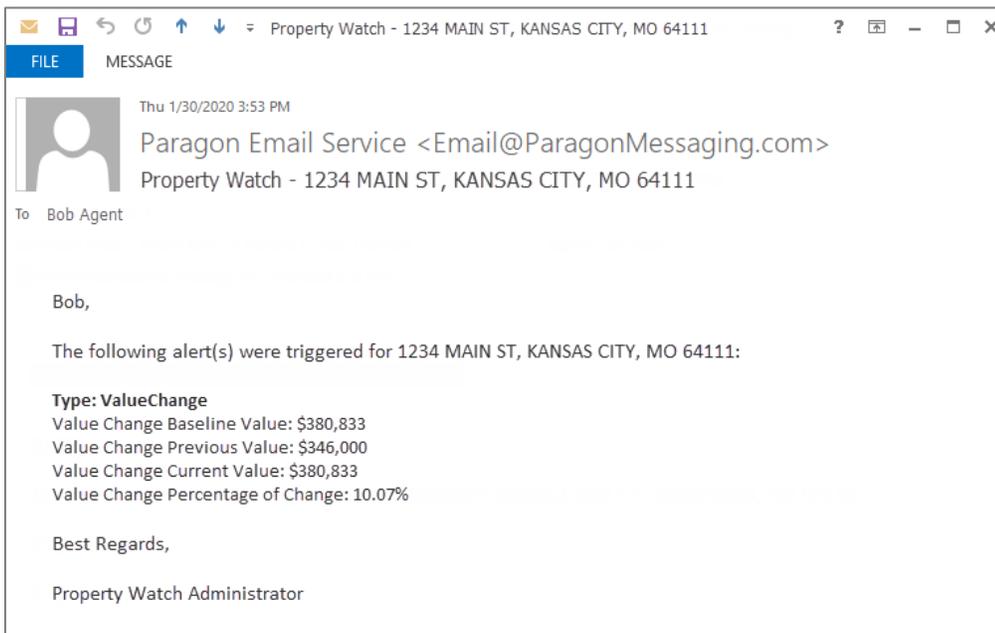
When any of the defined changes occur for a watched property, an alert is generated. Alerts are delivered in an email direct to the agent and displayed in the Alerts Grid. The Alerts grid displays the Tax ID, Address, Alert Type and Alert Date. This data will display after the first alert has been received. Until then, a message will display letting the user know that no alerts have been received on watched properties.



PROPERTY	ALERTS			
	Tax ID	Address	Alert Type	Alert Date
<b>2215 E MACKAY</b> <b>MERIDIAN, ID 83642</b>   4 bed / 2.5 baths    1677 sq ft    Lot 9583 SF Last Sale Aug 31, 2001    Propensity Score 2	R7851180440	2215 E MACKAY	Foreclosure	1/10/2020
	R7851180440	2215 E MACKAY	ValueChange	1/10/2020

## Alert Email

When an alert is generated, an email is sent to the watching agent. The Alert Email is a simple, no-reply textual email to notify the agent that some change has occurred. If there are multiple changes on a record, they will be rolled up into the same message.



Property Watch - 1234 MAIN ST, KANSAS CITY, MO 64111

Thu 1/30/2020 3:53 PM

Paragon Email Service <Email@ParagonMessaging.com>  
Property Watch - 1234 MAIN ST, KANSAS CITY, MO 64111

To: Bob Agent

Bob,

The following alert(s) were triggered for 1234 MAIN ST, KANSAS CITY, MO 64111:

**Type: ValueChange**  
 Value Change Baseline Value: \$380,833  
 Value Change Previous Value: \$346,000  
 Value Change Current Value: \$380,833  
 Value Change Percentage of Change: 10.07%

Best Regards,  
 Property Watch Administrator

## Frequently Asked Questions

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**Q Why would I set up a Property Watch?**

- A Setting up a Watch gives you an advantage over your competition because you will be alerted to any changes on a property or properties before anyone else.
- A Perhaps you have a client who is interested in a specific property and says, “Hey, let me know if anything changes about this property.” A Watch will help support that request.
- A Put Watches on the properties of open house visitors who sign your guest book and be the first to approach them about listing when the property valuation increases.

**Q How can I add a Property Watch?**

- A Property Watch is added from the property panel that displays when a parcel is clicked on one of the following maps: the map from the Map Search Tab of any listing search; the Google Map View from Reports menu of search results.

**Q How do I delete/remove an Alert?**

- A Individual Alerts cannot be removed, but all alerts will be removed for a property when the property is removed from the My Property Watches grid.

**Q Can I export the Property Watches?**

- A Not yet, but that feature is on the roadmap and will be available in a subsequent release.

**Q Is there any way to display the enhanced data (e.g., the Propensity Score, Estimated Equity, etc.) in the watch grid so I don’t have to click on the row to access it from the panel?**

- A Great question! Not yet but that feature will be coming in the next release.

**Q I noticed that there is no Print or Email function with the Watches or Alerts. Is that coming soon?**

- A Those features are also on the roadmap – but we’re planning to add Export first and once that’s available, users will be able to print and email the exported data. If print and email within Paragon are still needed then it can be considered.

**Q Is there a limit on how many properties I can add as Watches?**

- A There currently is a limit of 250.

**Q The Alert email contains additional details that the Alerts grid does not. Can I customize the grid to include the details?**

- A No, but we do plan to enhance the grid to include that data in a subsequent release.

**Q How often can I expect Alerts?**

- A If there are any active Alerts on the property when the Watch is set up, you’ll receive those in an initial email. If there are no current active Alerts, you will receive Alerts when changes occur on the Public Record for the property.

**Q Do Alerts occur in real time?**

- A Alerts are generated daily at approximately 10:00 a.m. for your specific time zone.