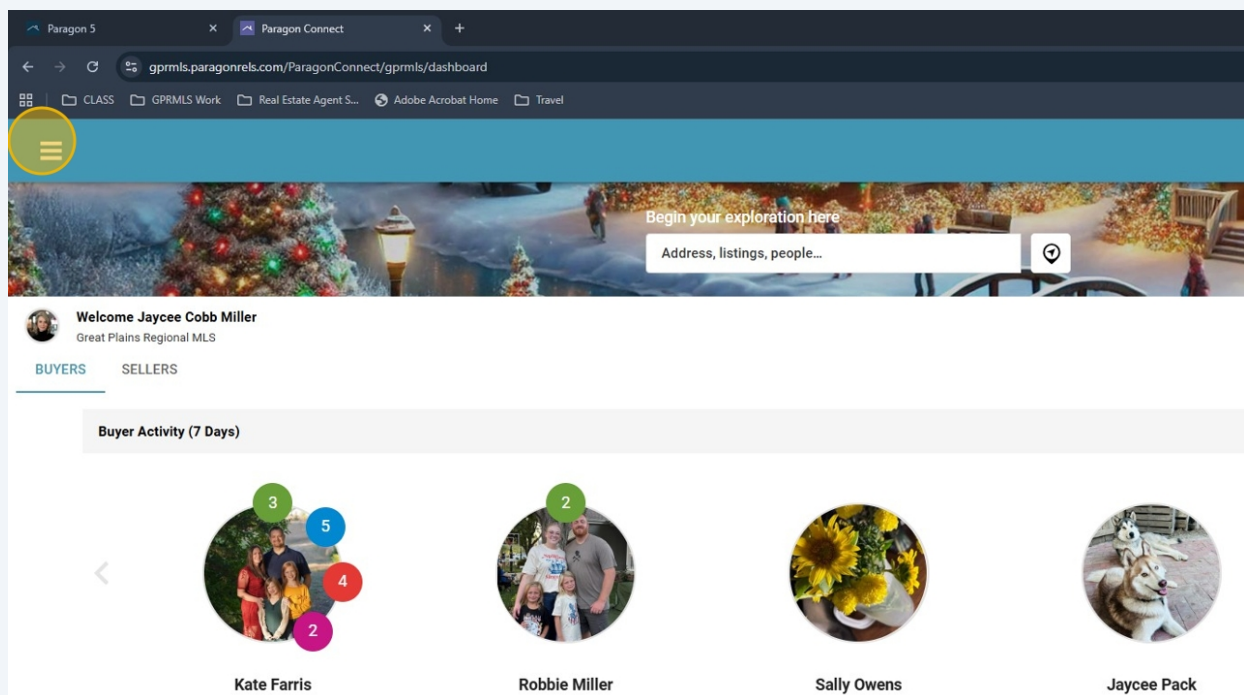


For the latest version of this document, [click here](#)

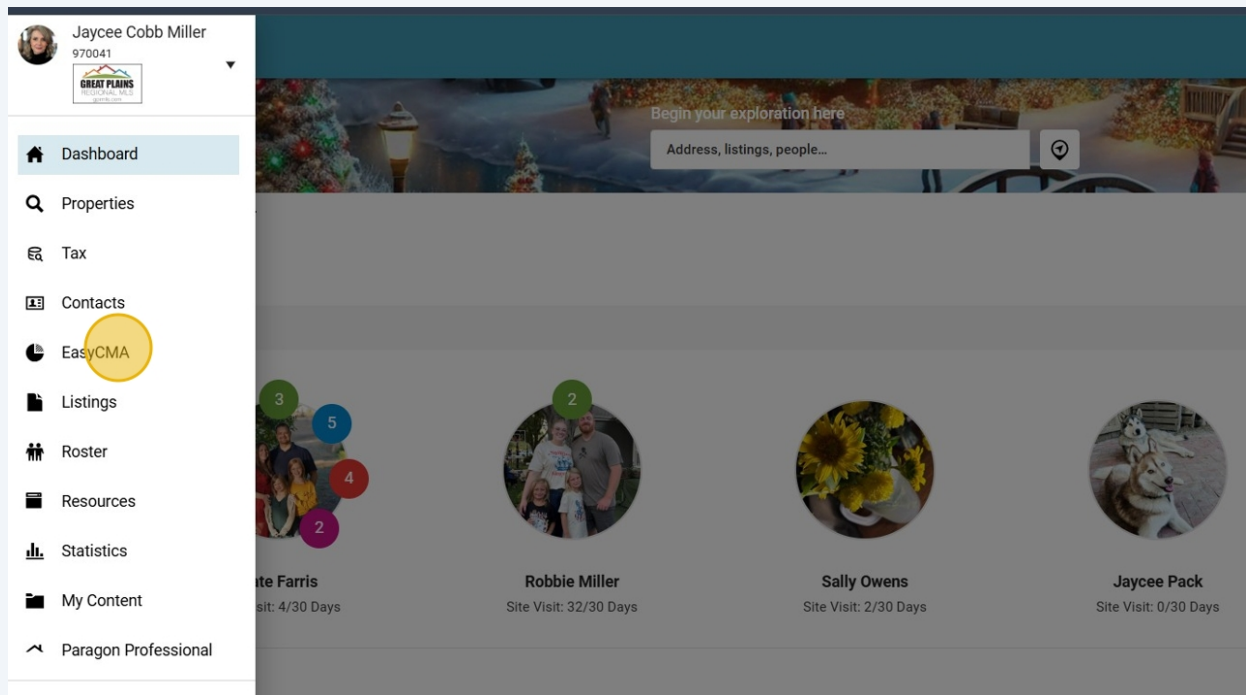
EasyCMA - Starting From EasyCMA Page



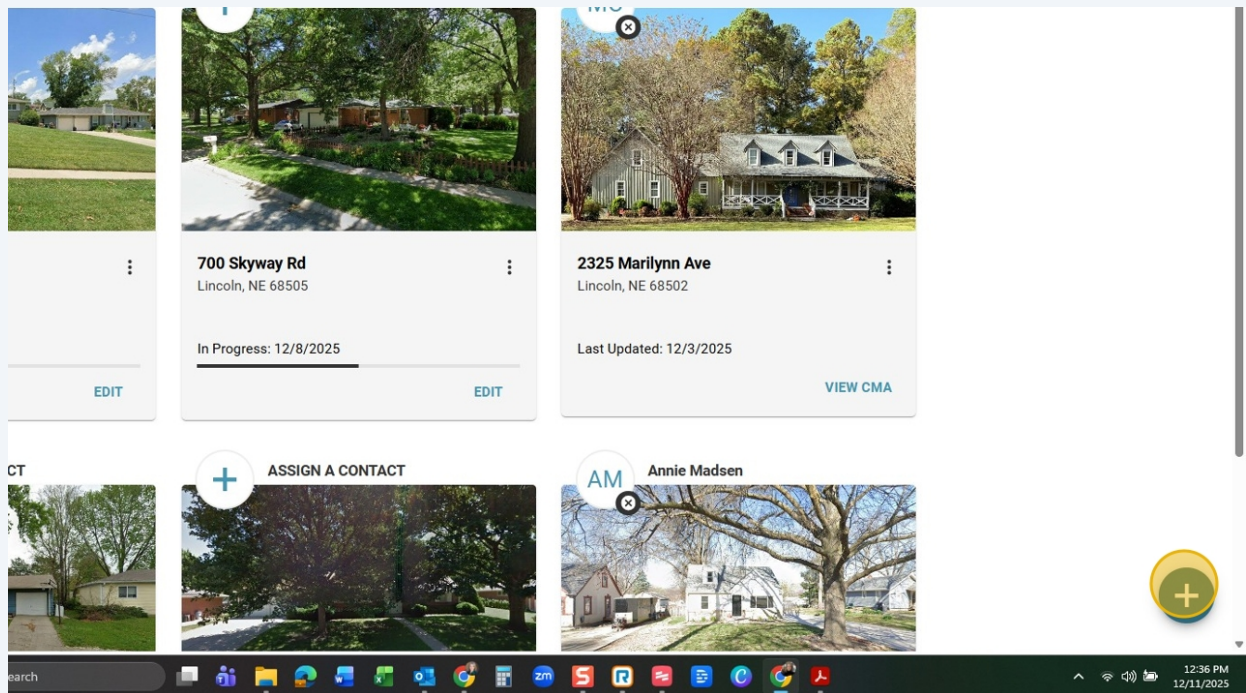
1 Click "Menu."



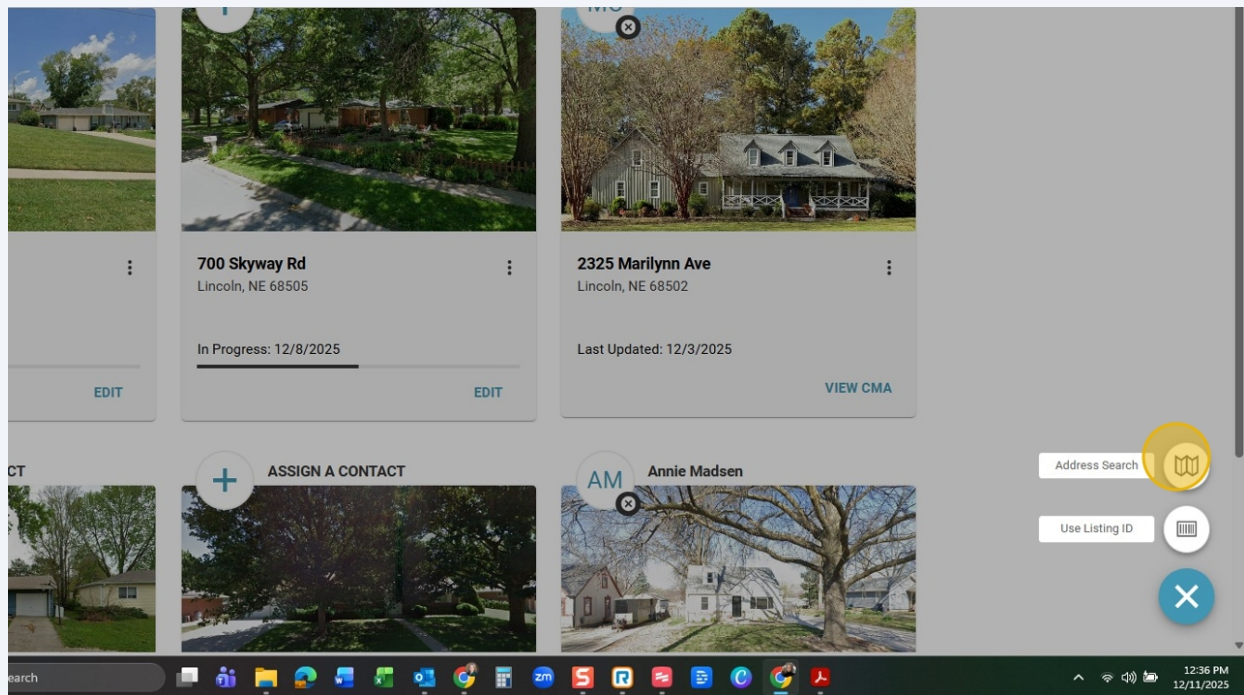
2 Click "EasyCMA"



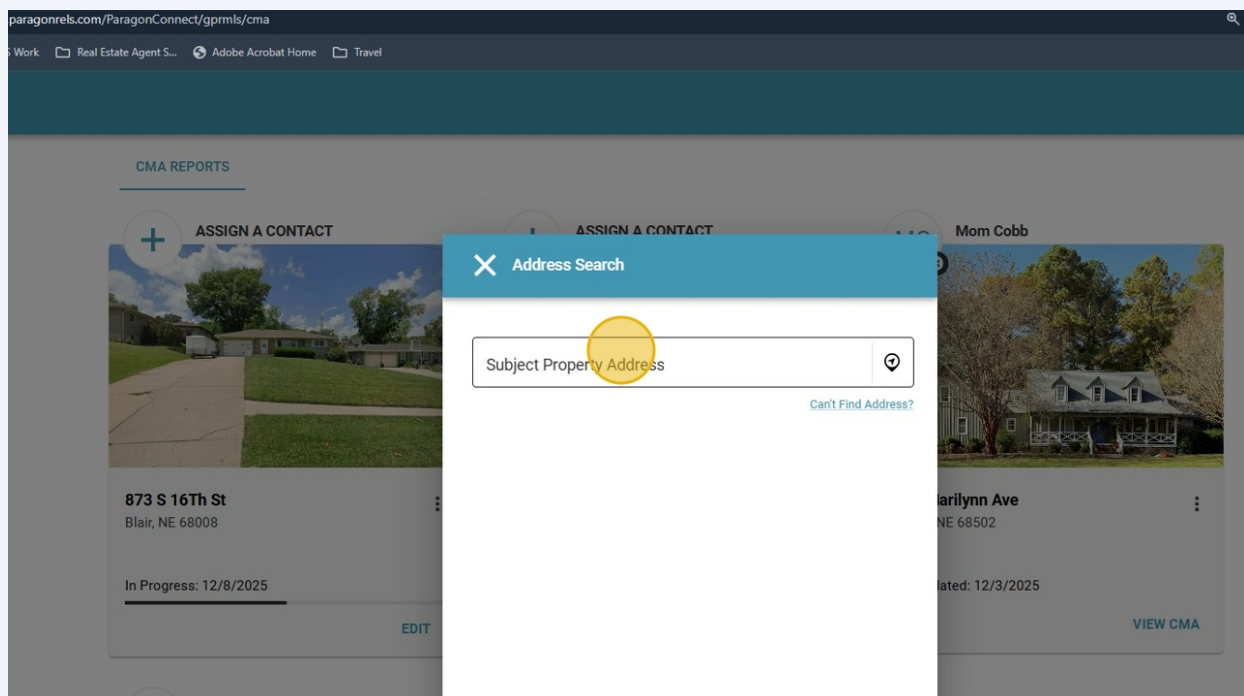
3 Click "Add"



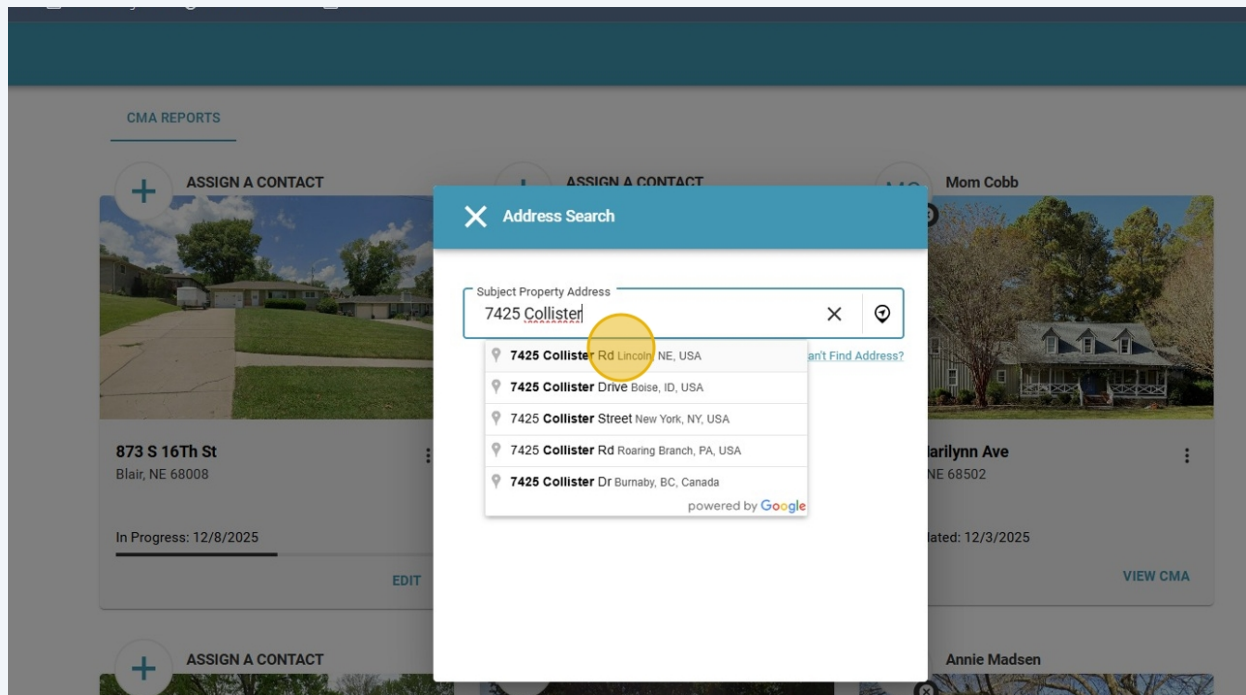
4 You may choose "Listing ID" or Address Search as I did here



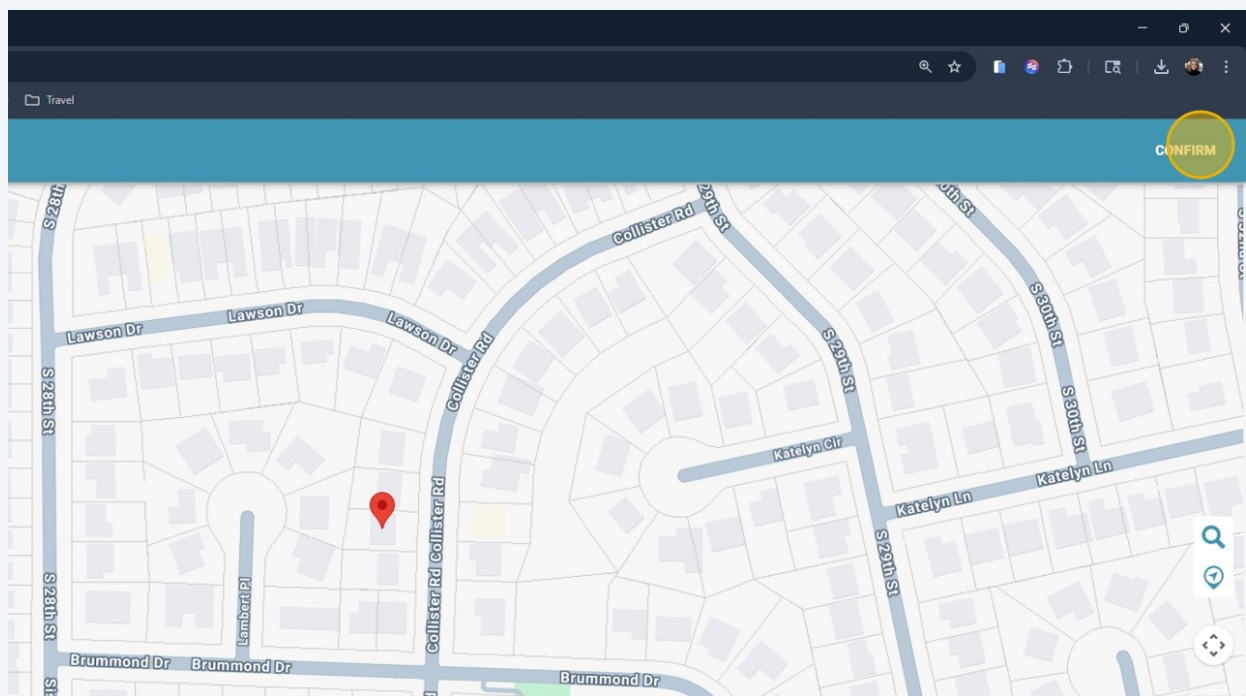
5 Input the address of the property



- 6 It will pull it from Google Maps- when the address pops up, choose it

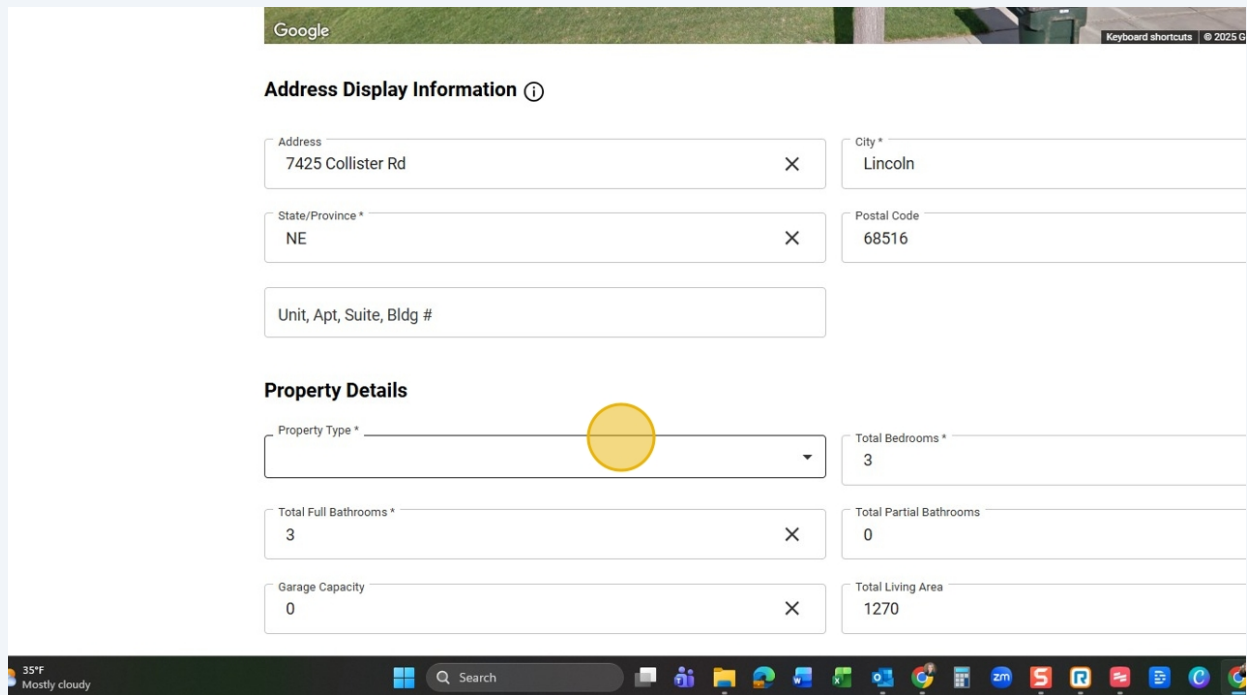


- 7 Click "CONFIRM"



8

Correct or add any property details. The next few slides are for the property I am working with



Google Keyboard shortcuts © 2025 G

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

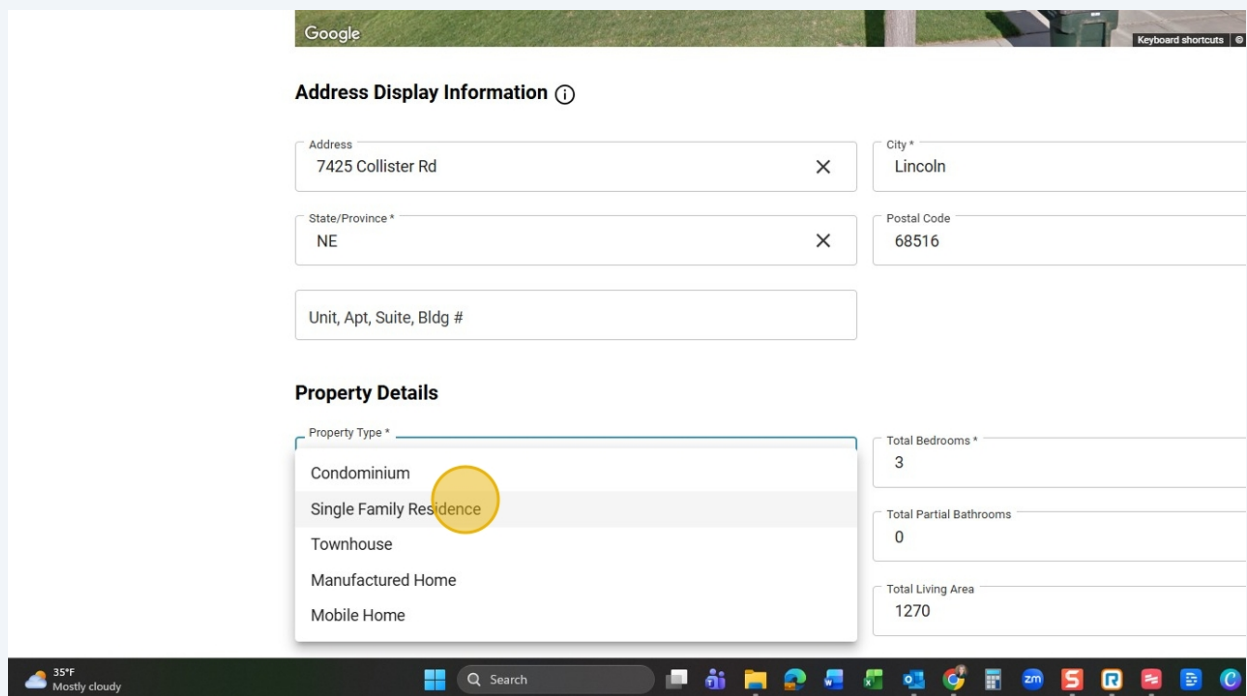
Property Details

Property Type * [Dropdown menu with a yellow circle highlighting the dropdown arrow]	Total Bedrooms * 3
Total Full Bathrooms * 3	Total Partial Bathrooms 0
Garage Capacity 0	Total Living Area 1270

35°F Mostly cloudy Search [Taskbar icons]

9

Choose the Property type "Single Family Residence"



Google Keyboard shortcuts ©

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

Property Type * Condominium Single Family Residence Townhouse Manufactured Home Mobile Home	Total Bedrooms * 3
	Total Partial Bathrooms 0
	Total Living Area 1270

35°F Mostly cloudy Search [Taskbar icons]

10 Input "Total Full Bathrooms"

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

Property Type * Single Family Residence	Total Bedrooms * 3
Total Full Bathrooms * 3	Total Partial Bathrooms 0
Garage Capacity 0	Total Living Area 1270
Total Lot Size (Acres) 0.1500	Year Built * 1997

35°F Mostly cloudy

11 Click "Total Partial Bathrooms".

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

Property Type * Single Family Residence	Total Bedrooms * 3
Total Full Bathrooms * 3	Total Partial Bathrooms 0
Garage Capacity 0	Total Living Area 1270
Total Lot Size (Acres) 0.1500	Year Built * 1997

12 Click "Garage Capacity"

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

Property Type * Single Family Residence	Total Bedrooms * 3
Total Full Bathrooms * 2	Total Partial Bathrooms 1
Garage Capacity 0	Total Living Area 1270
Total Lot Size (Acres) 0.1500	Year Built * 1997

35°F Mostly cloudy

13 Click "NEXT" when you have added the information you want and are ready to move forward

Property Details

Google

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

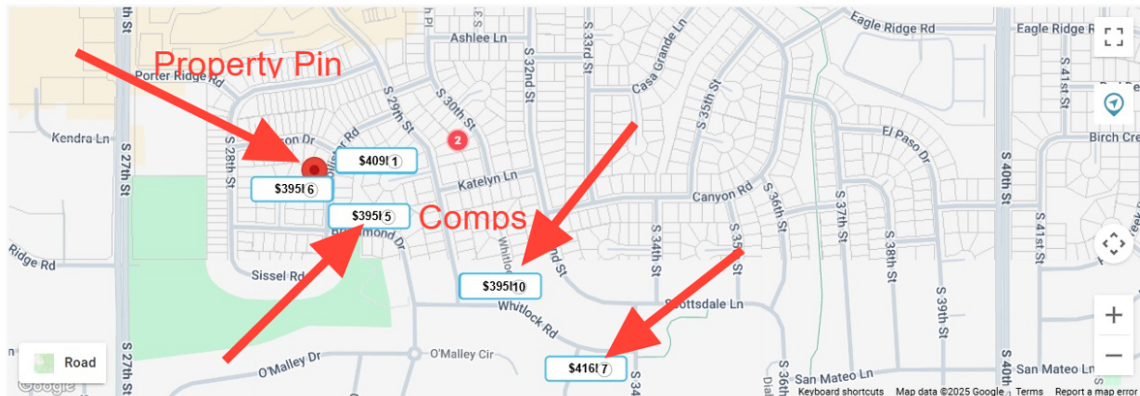
Property Type * Single Family Residence	Total Bedrooms * 3
Total Full Bathrooms * 2	Total Partial Bathrooms 1
Garage Capacity 2	Total Living Area 1270
Total Lot Size (Acres) 0.1500	Year Built * 1997

NEXT

12:37 PM 12/11/2025

14

You will see the Pin on the map for the property and you will see the comps that it found as well



Comparable Properties
10

EDIT COMP ORDER

MANUALLY ENTER COMP

GENERATE NEW COMPS



7360 Collister Road
Lincoln, NE 68516



7346 S 29th Street
Lincoln, NE 68516

15

You can change the order of your comps by clicking on "EDIT COMP ORDER"

Paragon 5

gprmls.paragonrels.com/ParagonConnect/gprmls/cma/comparables?cmaId=CMA-7836b12d-9f96-4005-8c81-2fe1df069c44

CLASS GPRMLS Work Real Estate Agent S... Adobe Acrobat Home Travel

Comparables

Comparable Properties
10

EDIT COMP ORDER MANUALLY ENTER COMP GENERATE NEW COMPS

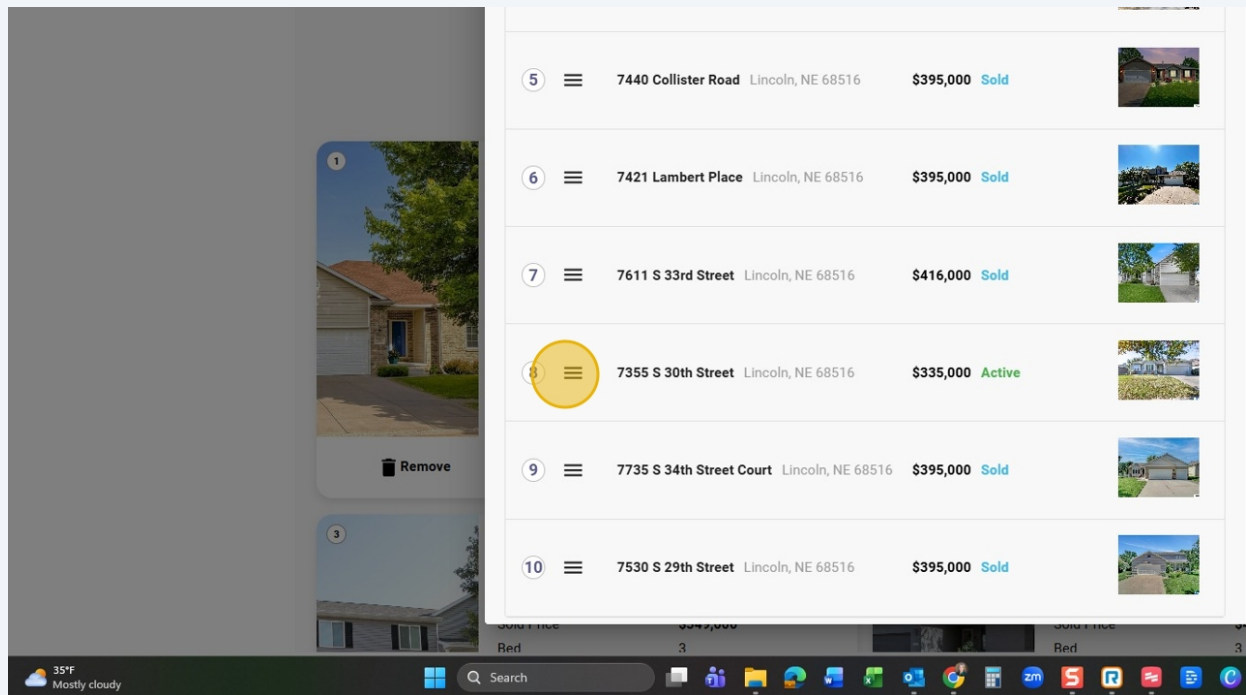
7360 Collister Road
Lincoln, NE 68516

Close Date	2025-08-01	Sold
Sold Price	\$408,797	
Bed	4	
Bathrooms-Full	3	
Bathrooms-Partial	0	
Approx. SQFT	2558	
\$/SQFT	\$159 / sqft	
Garage	2	
Lot Size (ac)	0.15	

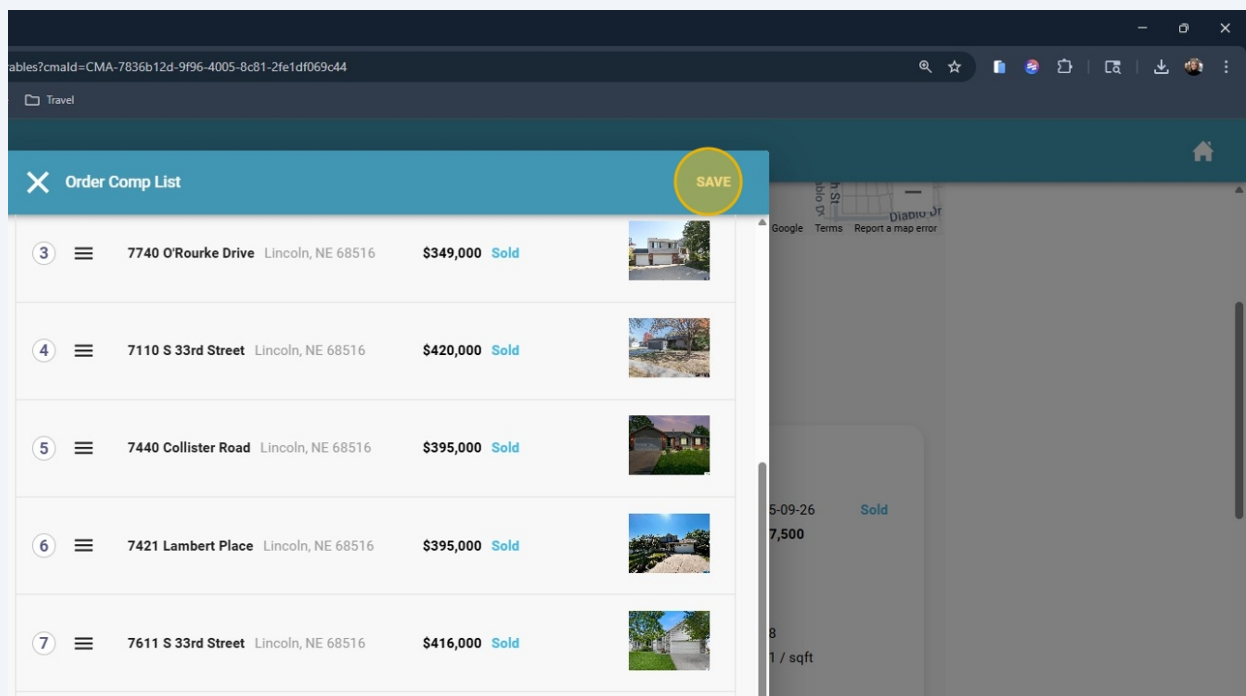
7346 S 29th Street
Lincoln, NE 68516

Close Date	2025-08-01
Sold Price	\$357,500
Bed	3
Bathrooms-Full	3
Bathrooms-Partial	0
Approx. SQFT	2528
\$/SQFT	\$141 / sqft
Garage	2
Lot Size (ac)	0.22

16 Click on the property you want to move and "pull" it to the place you want it in



17 Click "SAVE"



18

You can remove comps you don't want - it will place the comp in the "removed listings" section. Click on "Remove"

The screenshot shows four property cards in a grid. The card for 7735 S 34th Street Court is highlighted with a red arrow pointing to its 'Remove' button. Each card displays a photo, address, and a table of property details.

Property Address	Close Date	Sold Price	Bed	Bathrooms-Full	Bathrooms-Partial	Approx. SQFT	\$/SQFT	Garage	Lot Size (ac)
7735 S 34th Street Court	2025-07-25	\$395,000	3	3	0	2523	\$156 / sqft	3	0.22
7530 S 29th Street	2025-08-01	\$408,797	4	3	1	2523	\$156 / sqft	2	0.22

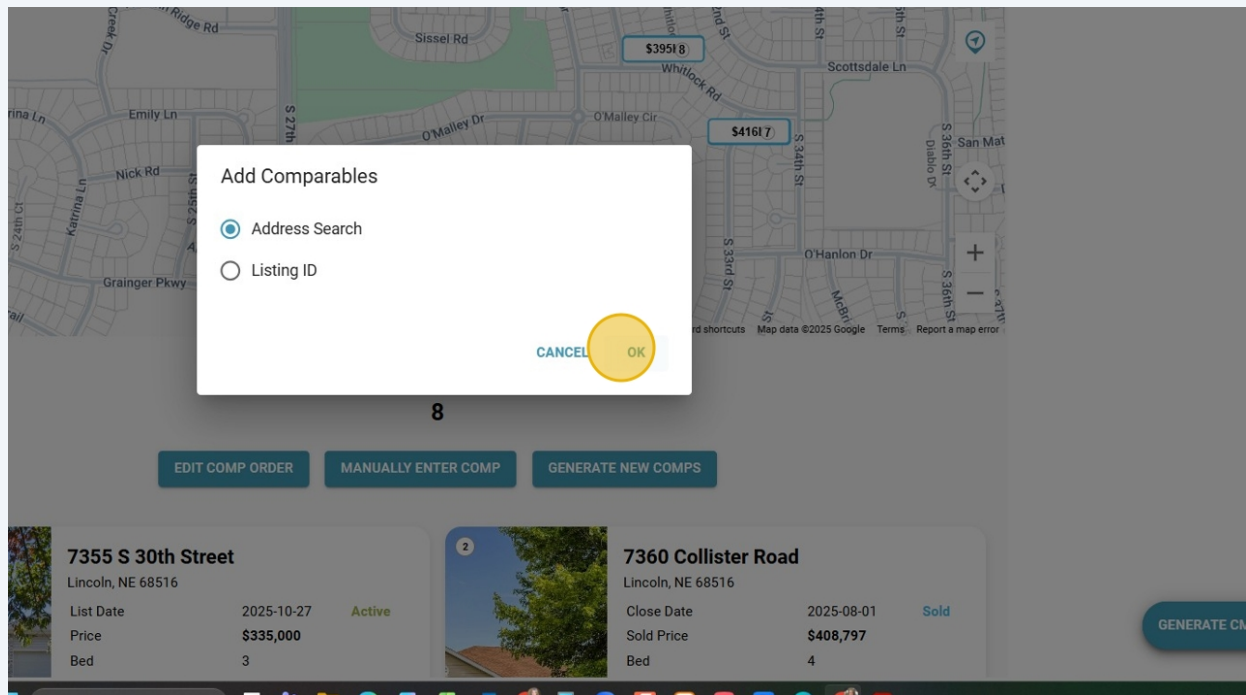
19

To enter a comp you specifically want, click "MANUALLY ENTER COMP"

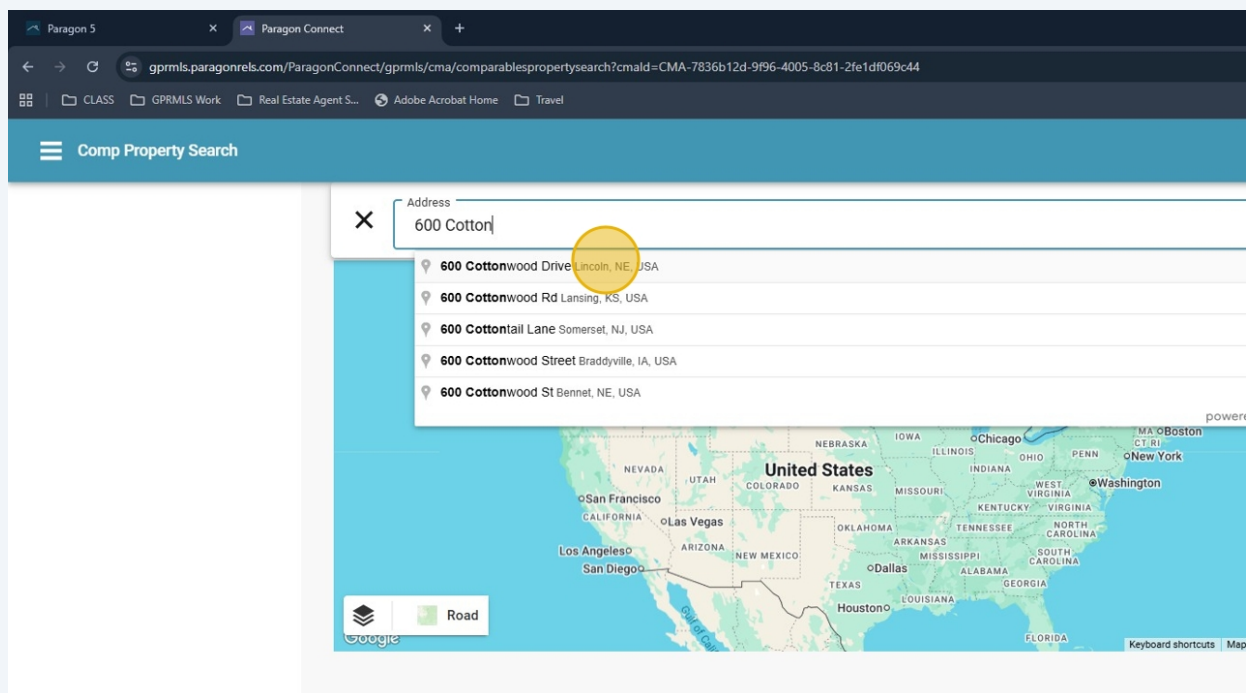
The screenshot shows a map of Lincoln, NE, with several property locations marked. Below the map, there is a section titled 'Comparable Properties' with a count of 8. A button labeled 'MANUALLY ENTER COMP' is highlighted with a yellow circle. Below this section, two property cards are visible.

Property Address	List Date	Price	Bed	Status
7355 S 30th Street	2025-10-27	\$335,000	3	Active
7360 Collister Road	2025-08-01	\$408,797	4	Sold

20 choose address search or listing ID and then click "OK"

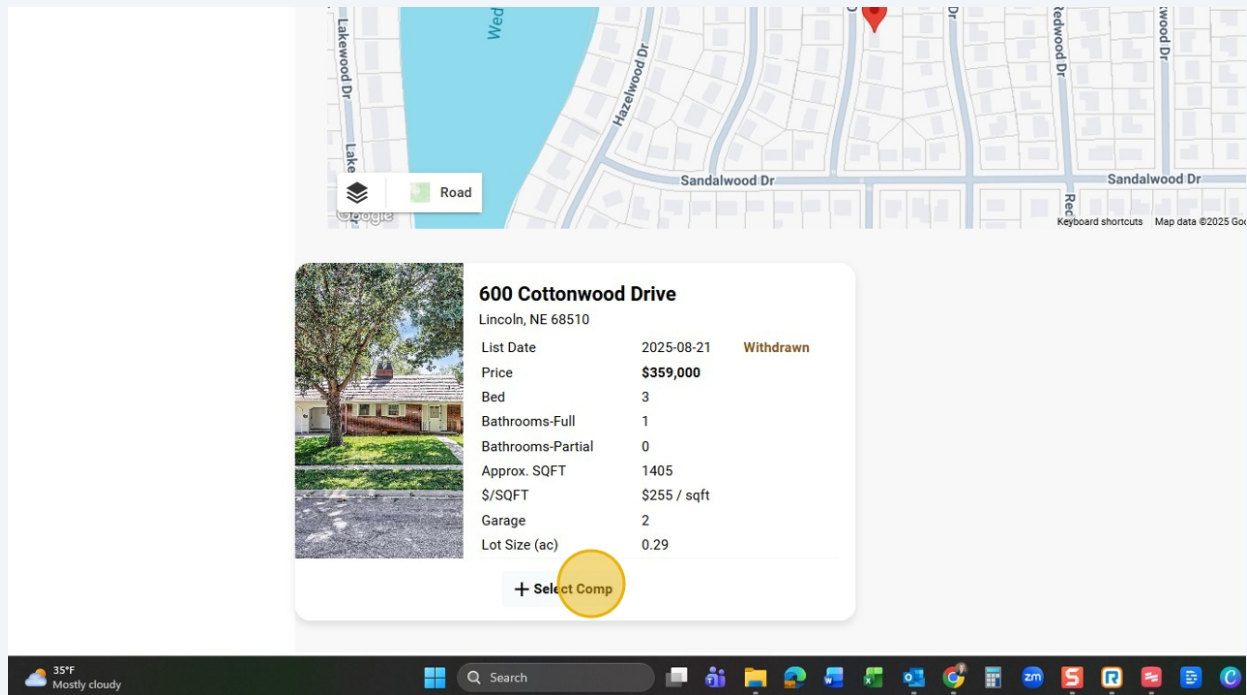


21 I chose address search- when the address pops up choose it



22

Click "Select Comp" to add it to your CMA. (I later decided I didn't want that comp and removed it)



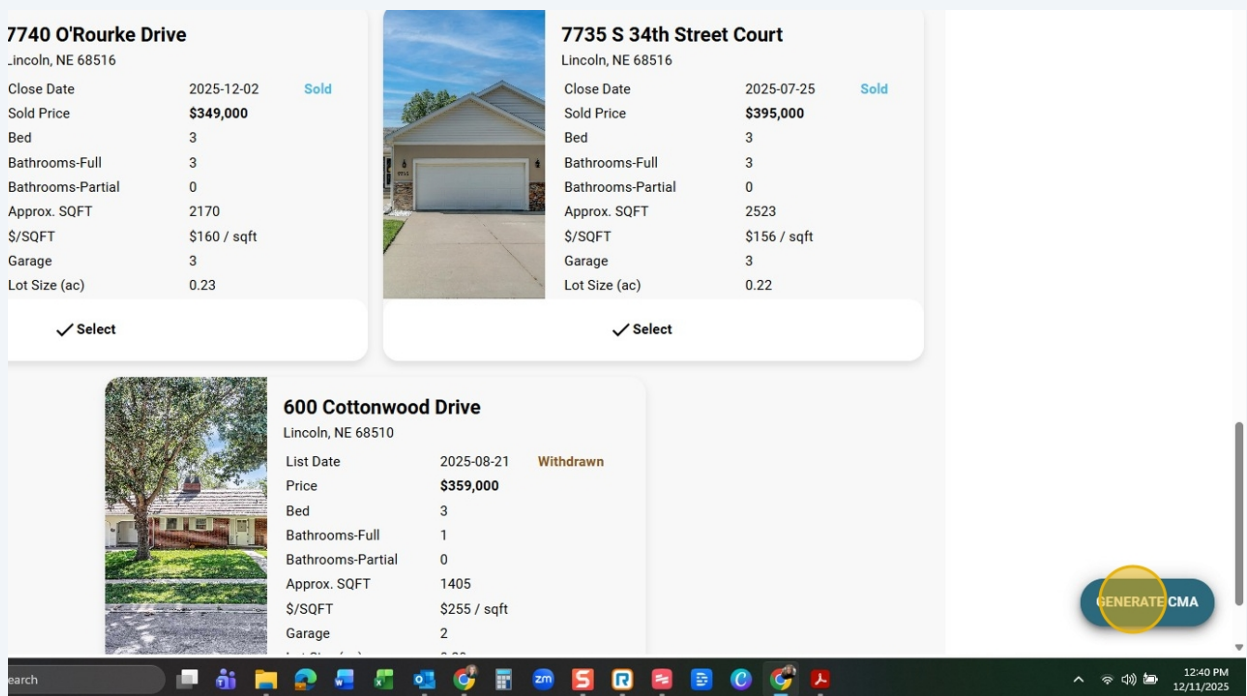
The screenshot shows a Google Maps interface with a red pin on a residential street. Below the map is a property listing card for 600 Cottonwood Drive, Lincoln, NE 68510. The card includes a photo of a house and a table of details. A yellow circle highlights the '+ Select Comp' button at the bottom of the card.

600 Cottonwood Drive		
Lincoln, NE 68510		
List Date	2025-08-21	Withdrawn
Price	\$359,000	
Bed	3	
Bathrooms-Full	1	
Bathrooms-Partial	0	
Approx. SQFT	1405	
\$/SQFT	\$255 / sqft	
Garage	2	
Lot Size (ac)	0.29	

+ Select Comp

23

Once you have the comps you want, click "GENERATE CMA"



The screenshot shows three property listing cards. The first two are for 7740 O'Rourke Drive and 7735 S 34th Street Court, both marked as 'Sold'. The third card is for 600 Cottonwood Drive, marked as 'Withdrawn'. A yellow circle highlights the 'GENERATE CMA' button in the bottom right corner.

7740 O'Rourke Drive		
Lincoln, NE 68516		
Close Date	2025-12-02	Sold
Sold Price	\$349,000	
Bed	3	
Bathrooms-Full	3	
Bathrooms-Partial	0	
Approx. SQFT	2170	
\$/SQFT	\$160 / sqft	
Garage	3	
Lot Size (ac)	0.23	

✓ Select

7735 S 34th Street Court		
Lincoln, NE 68516		
Close Date	2025-07-25	Sold
Sold Price	\$395,000	
Bed	3	
Bathrooms-Full	3	
Bathrooms-Partial	0	
Approx. SQFT	2523	
\$/SQFT	\$156 / sqft	
Garage	3	
Lot Size (ac)	0.22	

✓ Select

600 Cottonwood Drive		
Lincoln, NE 68510		
List Date	2025-08-21	Withdrawn
Price	\$359,000	
Bed	3	
Bathrooms-Full	1	
Bathrooms-Partial	0	
Approx. SQFT	1405	
\$/SQFT	\$255 / sqft	
Garage	2	

GENERATE CMA

24 You can edit your introduction by clicking on "EDIT INTRODUCTION"

CMA Report generated on 12/17/2023, 12:40:00 PM

I'm excited to share the Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your property's value in today's market by comparing it to similar homes in your area.

In the CMA, you'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious about your property's worth.

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

EDIT INTRODUCTION

Suggested Price
\$390,287
\$371K - \$410K Price Range

EDIT PRICE

25 Click into the body of the introduction and type in your intro

gprmls.paragonreels.com/ParagonConnect/gprmls/cma/report?cmald=CMA-7836b12d-9f96-4005-8c81-2fe1df069c44

CLASS GPRMLS Work Real Estate Agent S... Adobe Acrobat Home Travel

CMA Report

CMA Report generated on 12/17/2023, 12:40:00 PM

I'm excited to share the Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your property's value in today's market by comparing it to similar homes in your area.

In the CMA, you'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious about your property's worth.

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

Easy CMA Introduction **SAVE**

I'm excited to share the Comparative Market Analysis (CMA) I've prepared for you. This analysis is designed to give you a clear understanding of your property's value in today's market by comparing it to similar homes in your area.

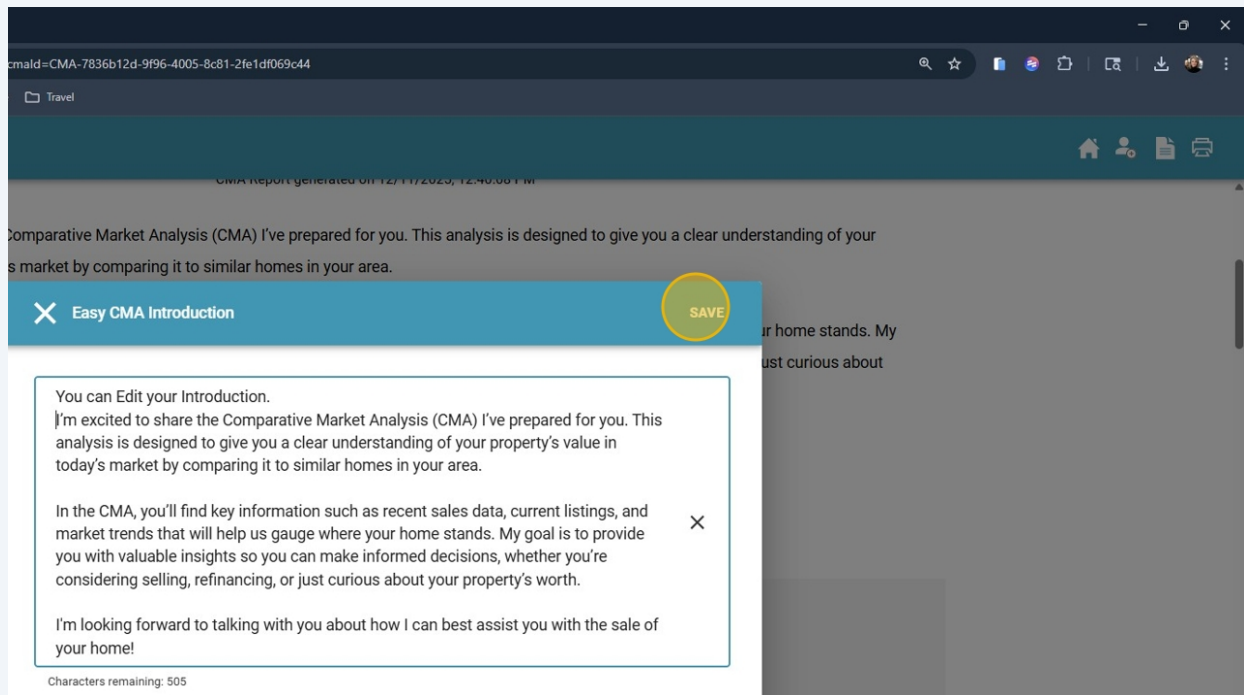
In the CMA, you'll find key information such as recent sales data, current listings, and market trends that will help us gauge where your home stands. My goal is to provide you with valuable insights so you can make informed decisions, whether you're considering selling, refinancing, or just curious about your property's worth.

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

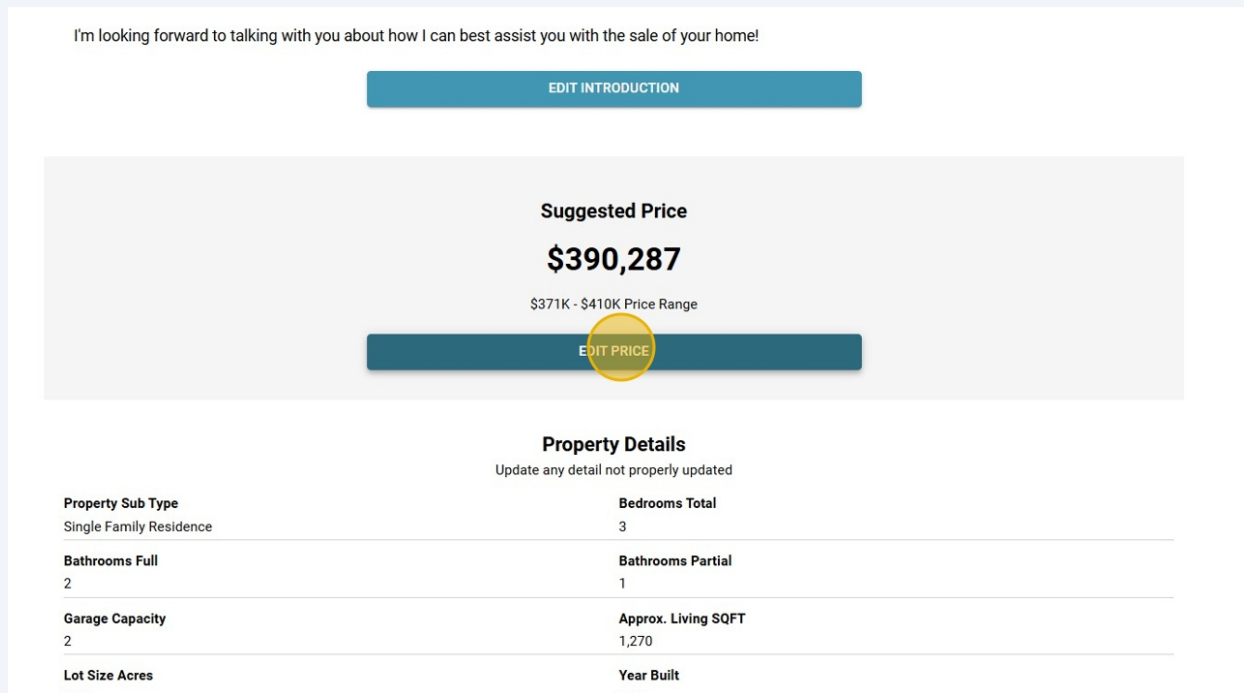
Characters remaining: 537

☐ Set as default EasyCMA introduction

26 Click "SAVE" when finished



27 You can edit the Price by clicking "EDIT PRICE"



28

I'm looking forward to talking with you about how I can best assist you with the sale of your home!

[EDIT INTRODUCTION](#)

X Edit Price

SAVE

Suggested Price

Price *

\$390,287

X

Range

Min Price *

\$370,773

X

-

Max Price *

\$409,801

X

\$371K - \$410K Price Range

29

EDIT INTRODUCTION

X Edit Price

SAVE

Suggested Price

Price *
\$390,287 X

Range

Min Price *
\$370,773 X

-

Max Price *
\$409,801 X

\$371K - \$410K Price Range

Property Sub Type
Single Family Residence

Bathrooms Full
2

Garage Capacity
2

Lot Size Acres
0.15

Price per Square Foot
.

Bathrooms Partial
1

Approx. Living SQFT
1,270

Year Built
1997

30 Click "Max Price"

The screenshot shows a web application interface with a modal titled "Edit Price". The modal has a blue header bar with a close button (X) on the left and a "SAVE" button on the right. Below the header, there is a section titled "Suggested Price" with a text input field containing "\$390,287" and a close button (X). Below this, there is a "Range" section with two text input fields: "Min Price *" containing "\$370,773" and "Max Price *" containing "\$409,801". A yellow circle highlights the "Max Price" field. Below the range inputs, there is a text label "\$371K - \$410K Price Range". The background of the application shows a form with various fields like "Property Sub Type", "Rooms Full", "Bathrooms Partial", "Approx. Living SQFT", "Year Built", and "Price per Square Foot".

31 Click "SAVE"

The screenshot shows the same web application interface as the previous one, but with the "SAVE" button in the top right corner of the "Edit Price" modal highlighted with a yellow circle. The modal content remains the same, including the "Suggested Price" field and the "Range" section with "Min Price *" and "Max Price *" fields. The background application form is also visible.

32 Click "EDIT PROPERTY" to edit any details you may want to change

Property Details

Update any detail not properly updated

Property Sub Type Single Family Residence	Bedrooms Total 3
Bathrooms Full 2	Bathrooms Partial 1
Garage Capacity 2	Approx. Living SQFT 1,270
Lot Size Acres 0.15	Year Built 1997
Price per Square Foot \$307	

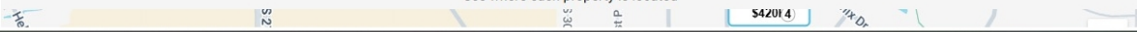
EDIT PROPERTY

MAP VIEW

SIDE BY SIDE VIEW

Comparable Properties Map

See where each property is located



\$4201.4

33 Make your changes by clicking into the fields you want to edit

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

Property Type * Single Family Residence	Total Bedrooms * 3
Total Full Bathrooms * 2	Total Partial Bathrooms 1
Garage Capacity 2	Total Living Area 1270
Total Lot Size (Acres) 0.1500	Year Built * 1997

34 Click "Total Full Bathrooms"

Address Display Information ⓘ

Address 7425 Collister Rd	City * Lincoln
State/Province * NE	Postal Code 68516
Unit, Apt, Suite, Bldg #	

Property Details

Property Type * Single Family Residence	Total Bedrooms * 3
Total Full Bathrooms 2	Total Partial Bathrooms 1
Garage Capacity 2	Total Living Area 1270
Total Lot Size (Acres) 0.1500	Year Built * 1997

35°F Mostly cloudy

35 Click "SAVE" when you are finished making any changes

ation ⓘ

	City * Lincoln
	Postal Code 68516

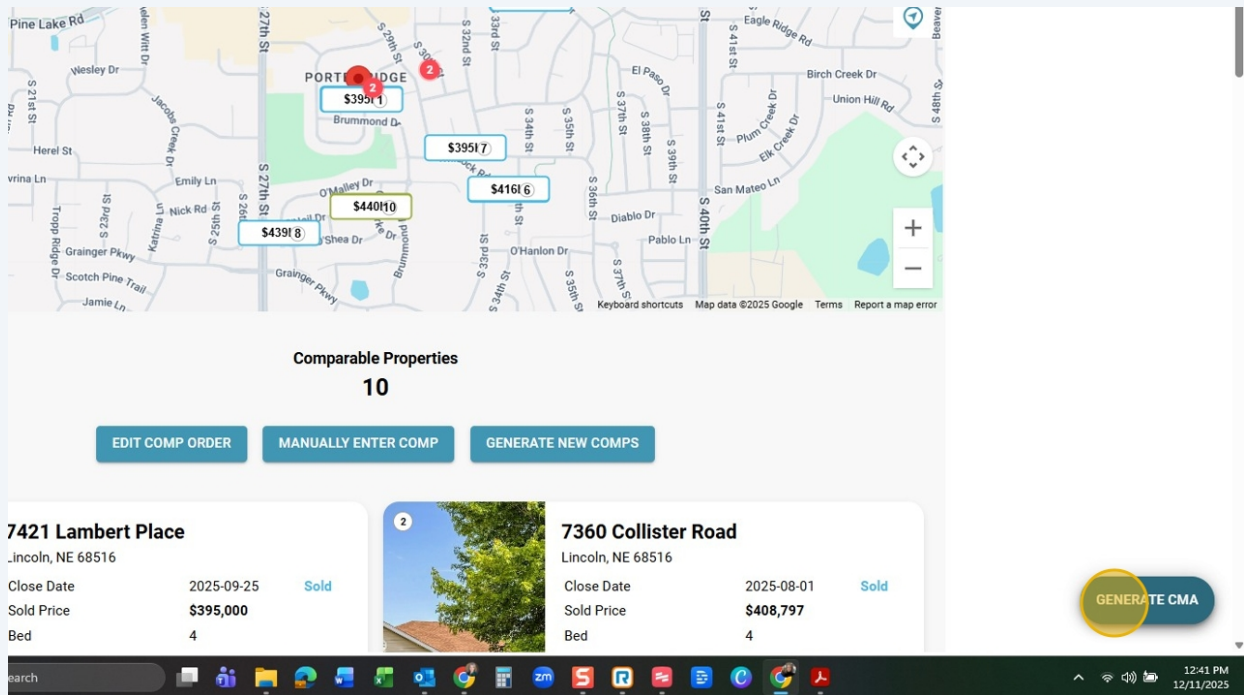
	Total Bedrooms * 3
	Total Partial Bathrooms 1
	Total Living Area 1270
	Year Built * 1997

SA/E

search

12:40 PM 12/11/2025

36 Click "GENERATE CMA"



Comparable Properties
10

[EDIT COMP ORDER](#) [MANUALLY ENTER COMP](#) [GENERATE NEW COMPS](#)

7421 Lambert Place
Lincoln, NE 68516

Close Date: 2025-09-25 **Sold**

Sold Price: **\$395,000**

Bed: 4

7360 Collister Road
Lincoln, NE 68516

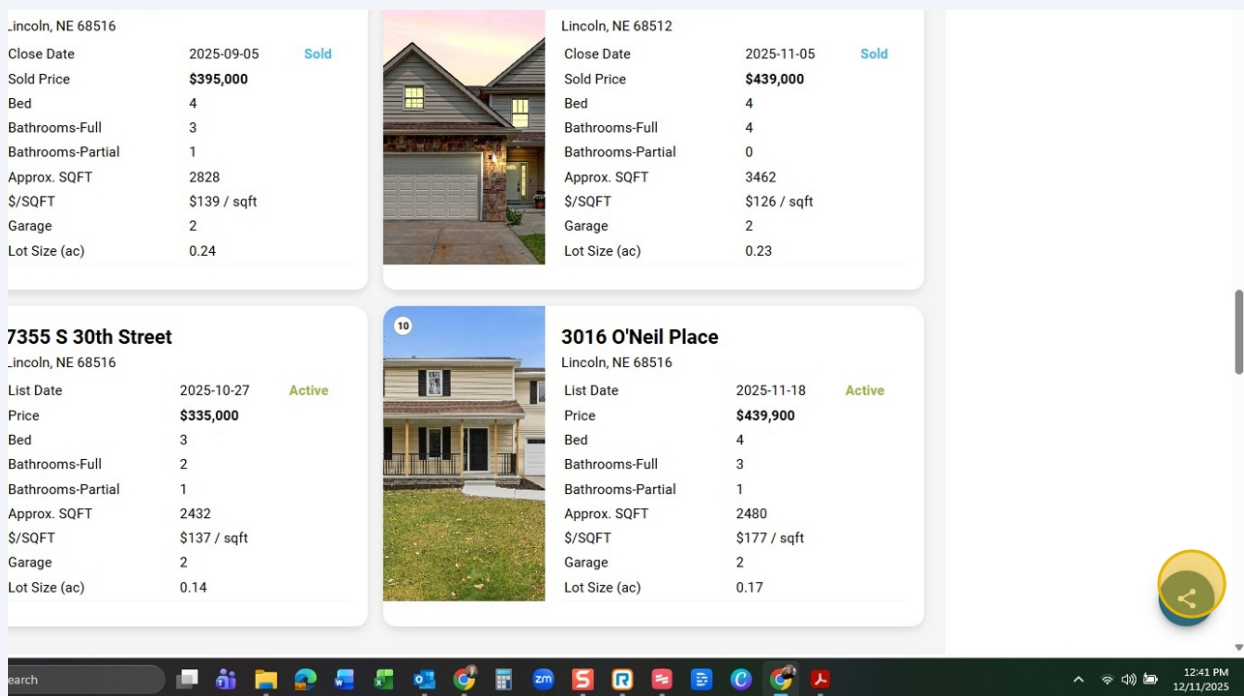
Close Date: 2025-08-01 **Sold**

Sold Price: **\$408,797**

Bed: 4

[GENERATE CMA](#)

37 To share the CMA, click the "Share" icon



Lincoln, NE 68516

Close Date: 2025-09-05 **Sold**

Sold Price: **\$395,000**

Bed: 4

Bathrooms-Full: 3

Bathrooms-Partial: 1

Approx. SQFT: 2828

\$/SQFT: \$139 / sqft

Garage: 2

Lot Size (ac): 0.24

Lincoln, NE 68512

Close Date: 2025-11-05 **Sold**

Sold Price: **\$439,000**

Bed: 4

Bathrooms-Full: 4

Bathrooms-Partial: 0

Approx. SQFT: 3462

\$/SQFT: \$126 / sqft

Garage: 2

Lot Size (ac): 0.23

7355 S 30th Street
Lincoln, NE 68516

List Date: 2025-10-27 **Active**

Price: **\$335,000**

Bed: 3

Bathrooms-Full: 2

Bathrooms-Partial: 1

Approx. SQFT: 2432

\$/SQFT: \$137 / sqft

Garage: 2

Lot Size (ac): 0.14

3016 O'Neil Place
Lincoln, NE 68516

List Date: 2025-11-18 **Active**

Price: **\$439,900**

Bed: 4

Bathrooms-Full: 3

Bathrooms-Partial: 1

Approx. SQFT: 2480

\$/SQFT: \$177 / sqft

Garage: 2

Lot Size (ac): 0.17

[Share](#)

38 Choose the method you want to share by clicking on it

The screenshot displays a real estate software interface with four property cards. Each card lists details such as location, close date, sold price, bedrooms, bathrooms, square footage, and lot size. A yellow circle highlights the 'Email CMA' button in the bottom right corner of the interface.

Property	Location	Status	Close Date	Sold Price	Bed	Bathrooms-Full	Bathrooms-Partial	Approx. SQFT	\$/SQFT	Garage	Lot Size (ac)
Lincoln, NE 68516	Lincoln, NE 68516	Sold	2025-09-05	\$395,000	4	3	1	2828	\$139 / sqft	2	0.24
Lincoln, NE 68512	Lincoln, NE 68512	Sold	2025-11-05	\$439,000	4	4	0	3462	\$126 / sqft	2	0.23
7355 S 30th Street	Lincoln, NE 68516	Active	2025-10-27	\$335,000	3	2	1	2432	\$137 / sqft	2	0.14
3016 O'Neil Place	Lincoln, NE 68516	Active	2025-11-18	\$439,900	4	3	1	2480	\$177 / sqft	2	0.17

39 enter the email address and a message to email it

The screenshot shows a web browser with a 'Comparable Market Analysis Report' form. The form includes fields for 'To' (email address), 'Subject' (pre-filled with 'Your Comparable Market Analysis Report'), and a 'Message' text area. A yellow circle highlights the 'To' field. A 'SEND' button is located at the bottom of the form.

gprmls.paragonreals.com/ParagonConnect/gprmls/cma/report?cmald=CMA-7836b12d-9f96-4005-8c81-2fe1df069c44

Comparable Market Analysis Report

To

Subject
Your Comparable Market Analysis Report

Normal B I U

Message

SEND

40 Click "Message"

Comparable Market Analysis Report

To: jaycee@gprmls.com

C





Mom Cobb
Jaycee@gprmls.com

Message

SEND

41 Click "SEND"

Your Comparable Market Analysis Report

Normal B I U    

You can then email the CMA.

SEND

42 You may assign a contact to your CMA by clicking on "Assign Contact."

The screenshot shows a web application interface for managing real estate listings. At the top, there's a dark blue header with a search bar and navigation icons. Below the header, there's a grid of property listings. Each listing card displays the address, location, close date, sold price, and various property details like bedrooms, bathrooms, and lot size. A yellow circle highlights the 'Assign Contact' button in the top right corner of the interface.

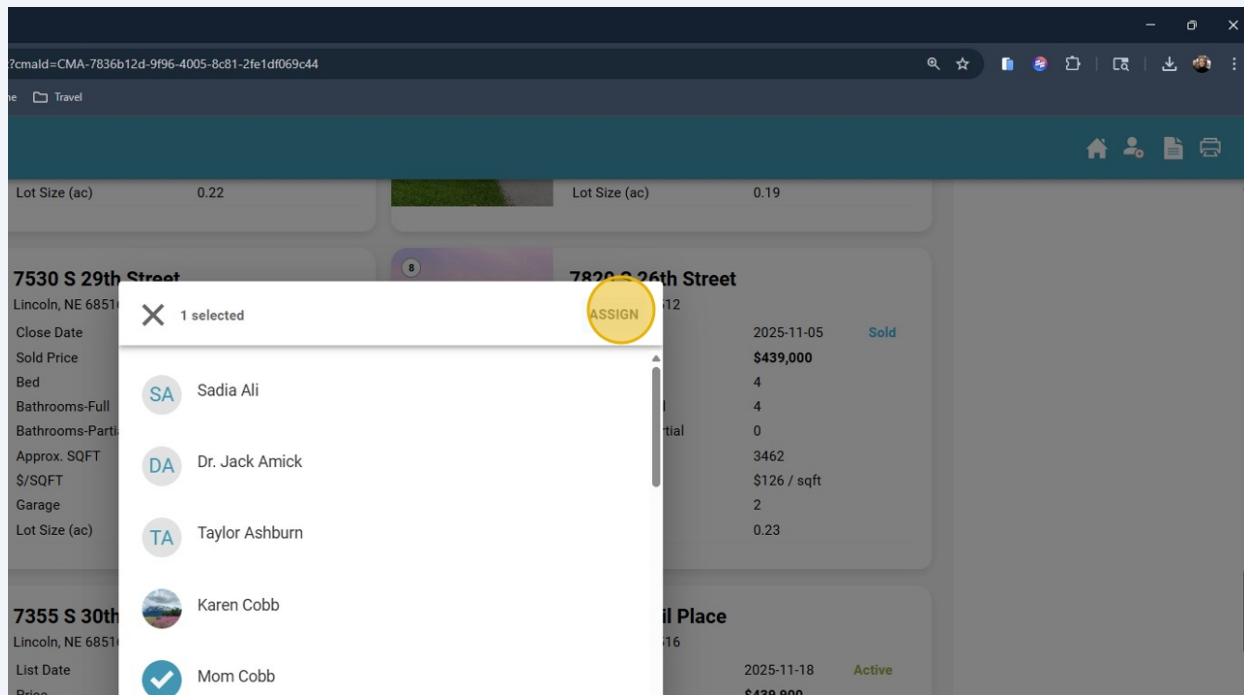
Property Address	Location	Close Date	Sold Price	Bed	Bathrooms-Full	Bathrooms-Partial	Approx. SQFT	\$/SQFT	Garage	Lot Size (ac)
7530 S 29th Street	Lincoln, NE 68516	2025-09-05	\$395,000	4	3	1	2828	\$139 / sqft	2	0.24
7820 S 26th Street	Lincoln, NE 68512	2025-11-05	\$439,000	4	4	0	3462	\$126 / sqft	2	0.23
7355 S 30th Street	Lincoln, NE 68516	2025-10-27	\$335,000							
3016 O'Neil Place	Lincoln, NE 68516	2025-11-18	\$439,900							

43 Choose the contact you want to assign

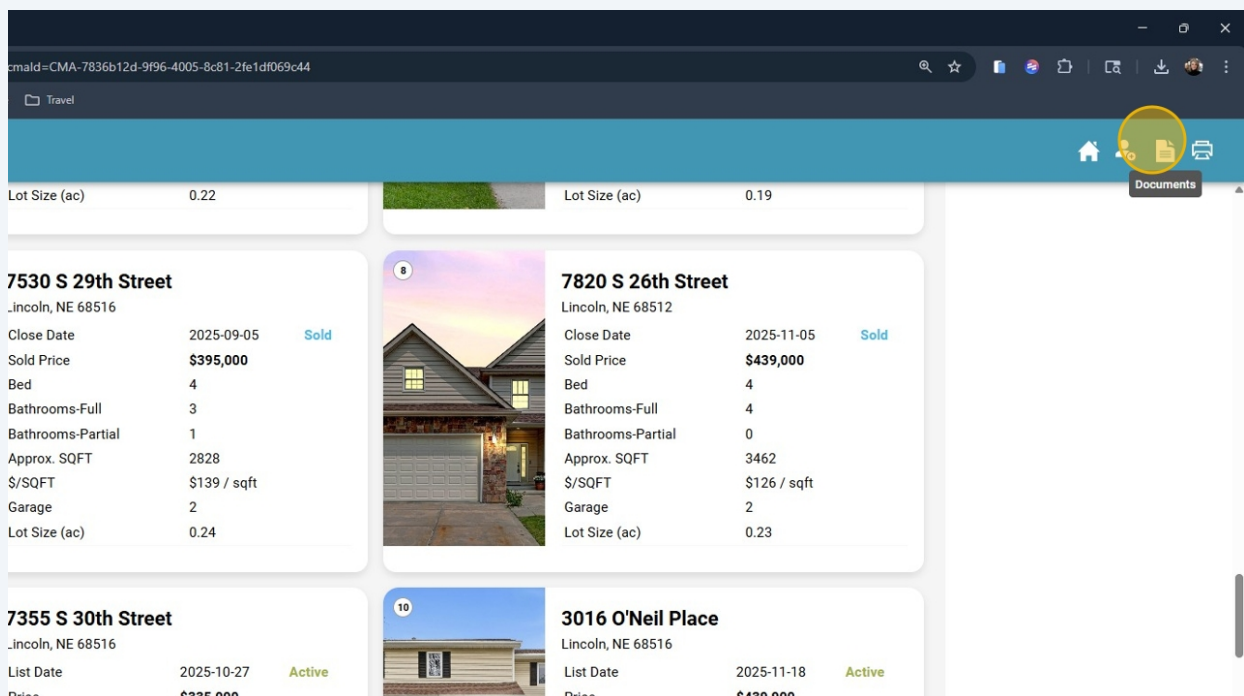
The screenshot shows the 'Choose Contact' modal window overlaid on the property listings. The modal contains a search bar and a list of contacts with their initials and names. The contact 'Mom Cobb' is highlighted with a yellow circle.

Contact
SA Sadia Ali
DA Dr. Jack Amick
TA Taylor Ashburn
Karen Cobb
MC Mom Cobb
Tom Croos

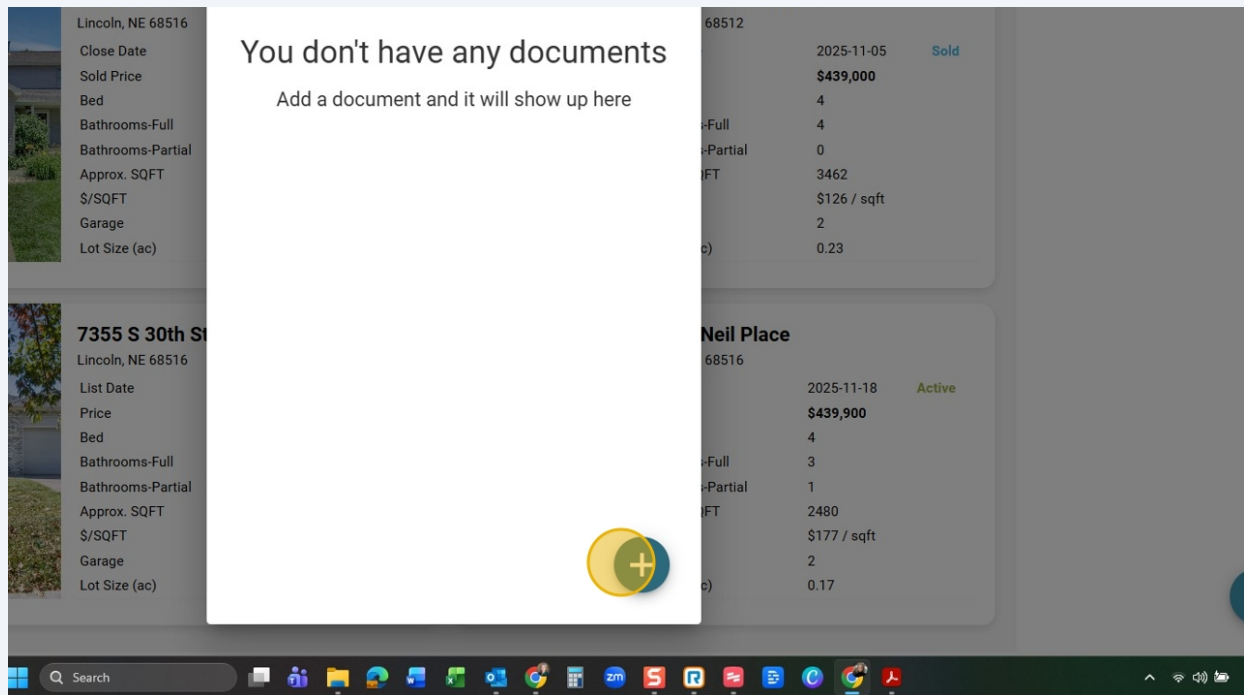
44 Click "ASSIGN"



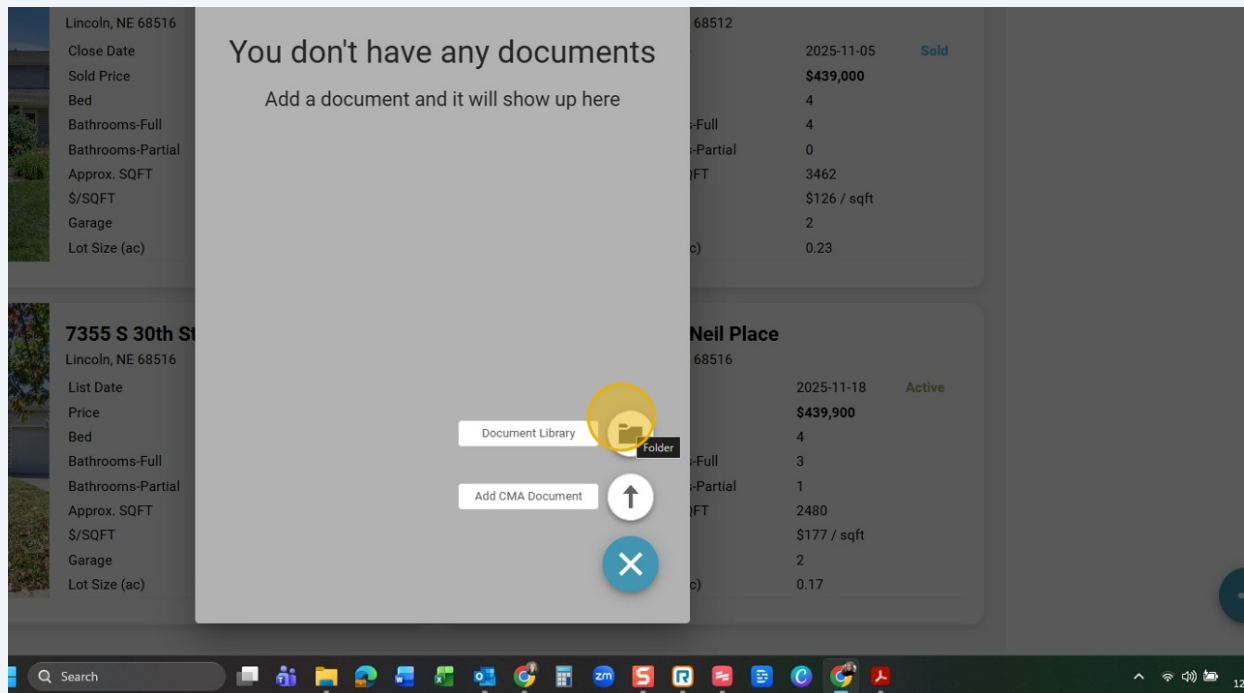
45 You can add documents by clicking on "Documents."



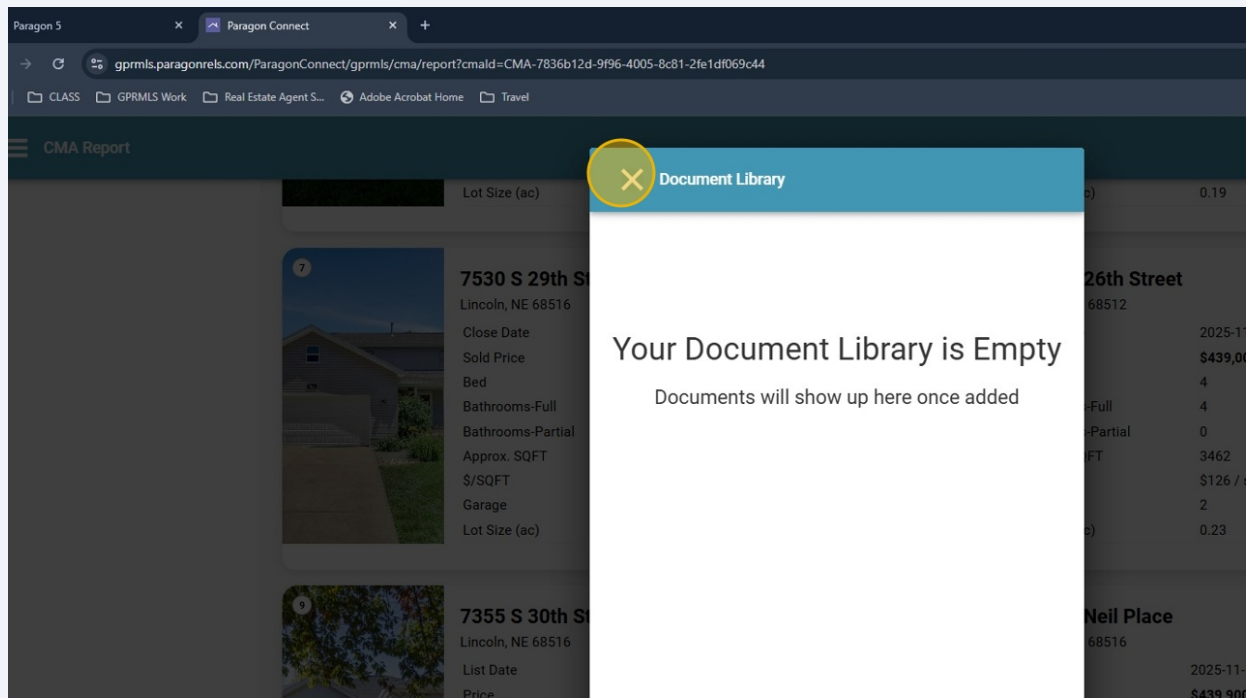
46 Click "Add"



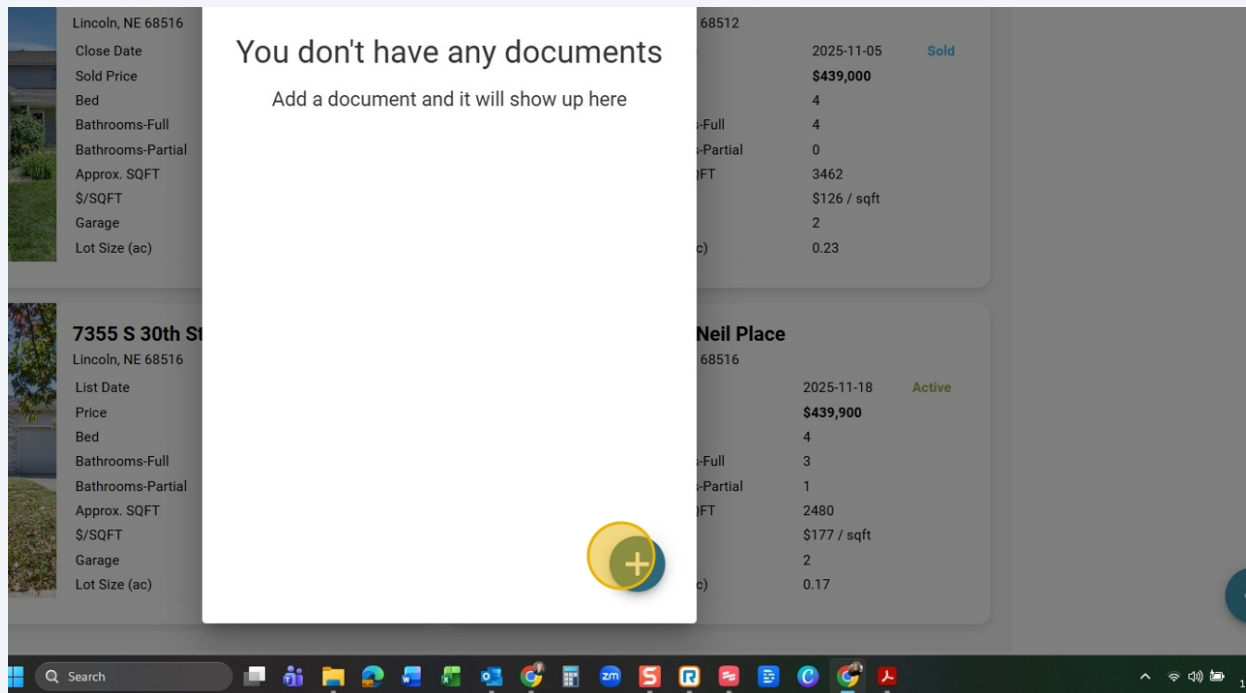
47 Choose from your Document Library or add CMA document.



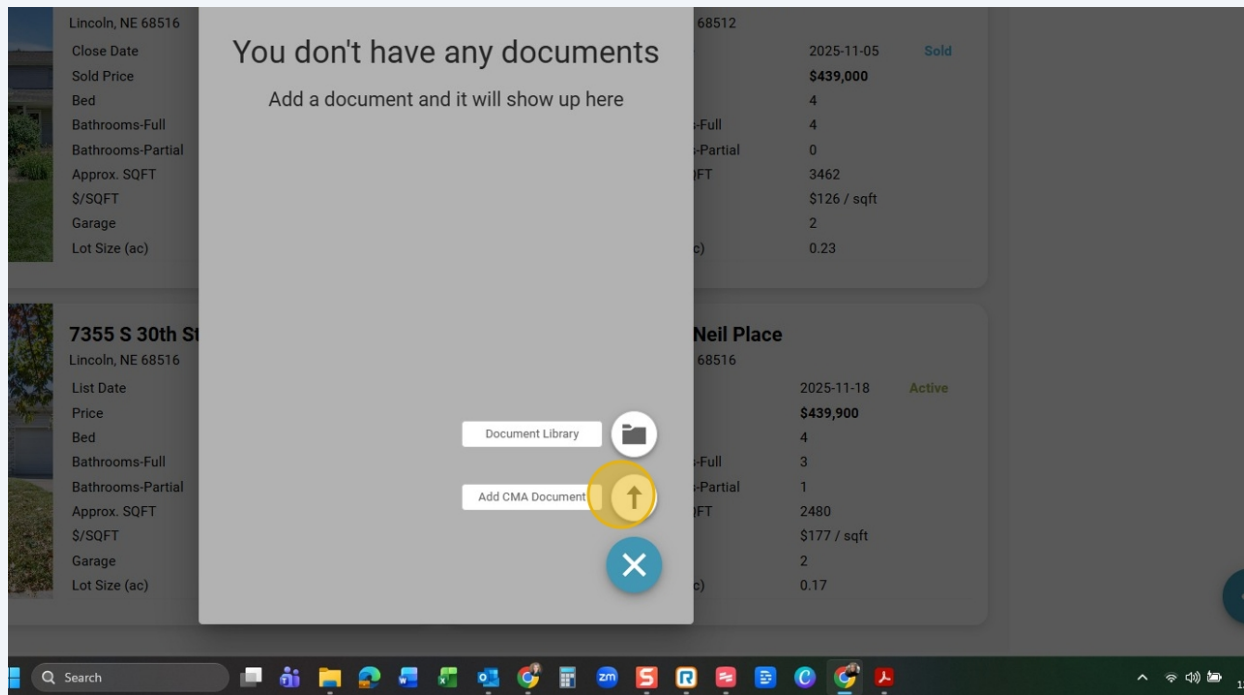
48 My document library was empty so I clicked "close."



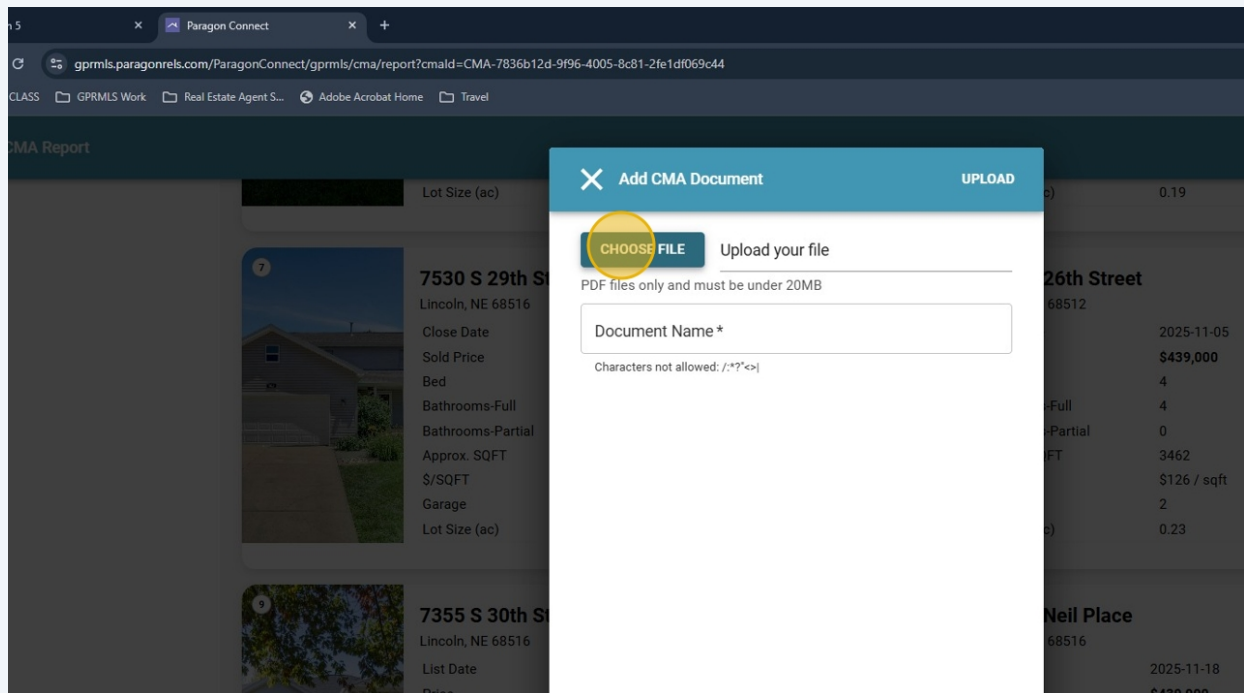
49 You can add documents to your library by clicking "Add" instead



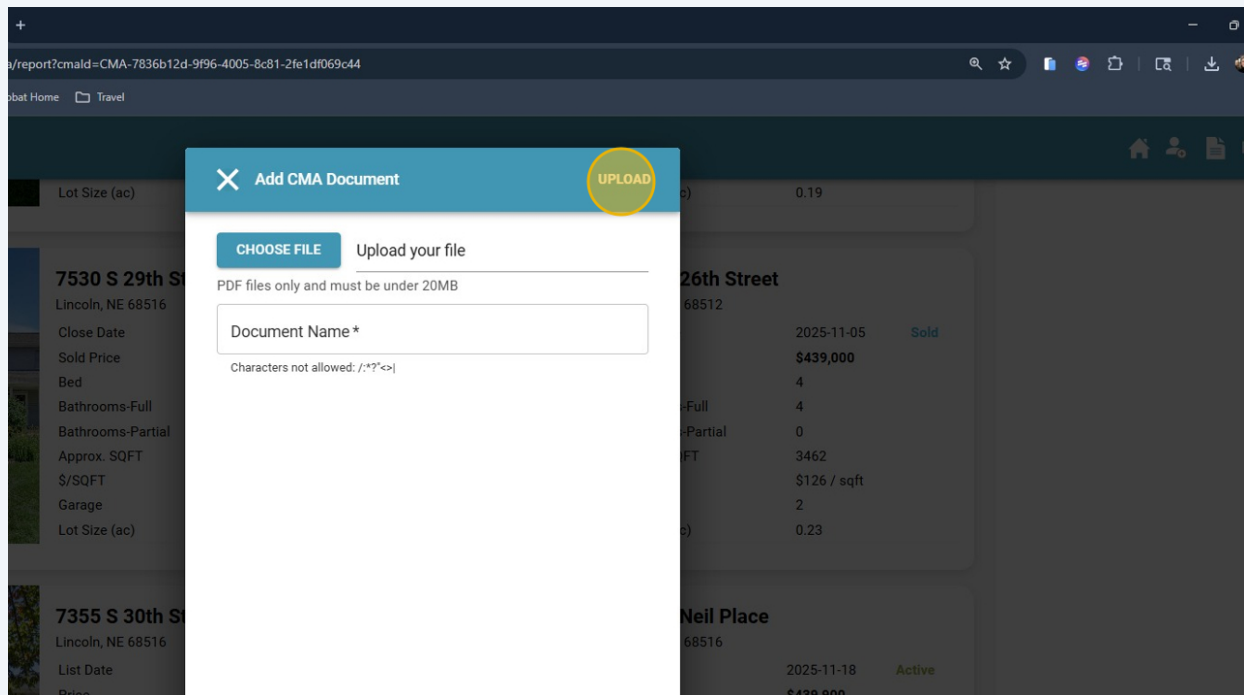
50 To add a CMA Document, click "Add CMA Document"



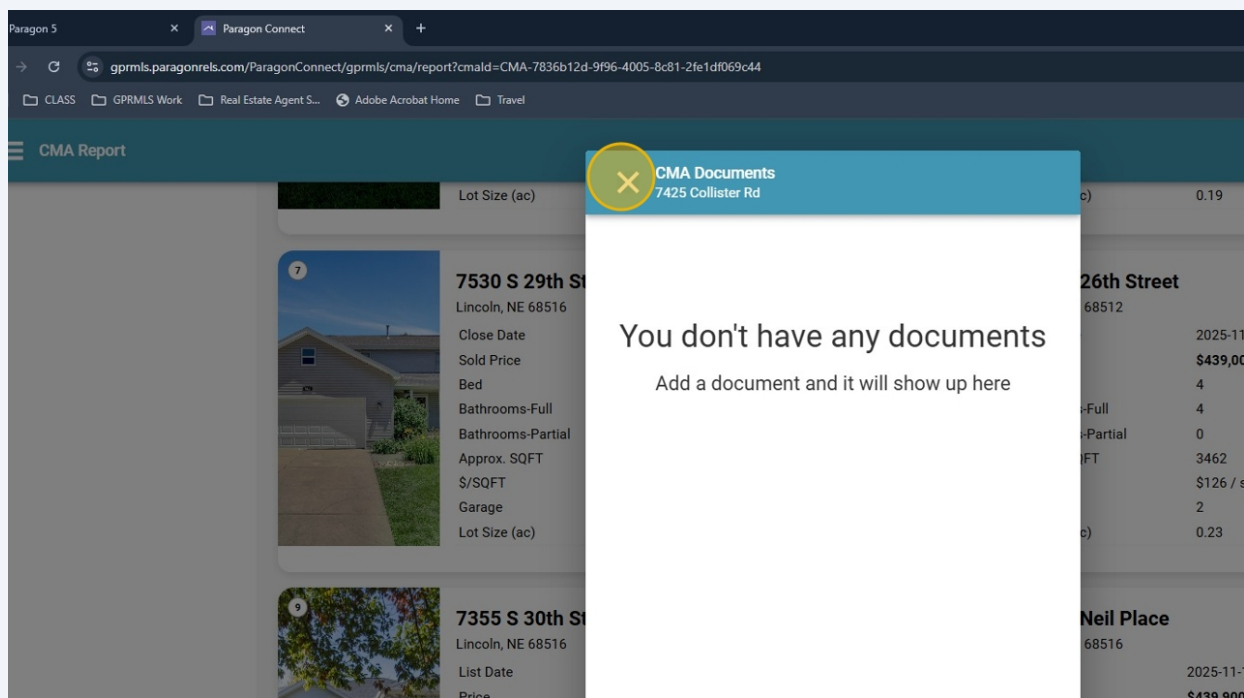
51 Click "CHOOSE FILE". This will bring up files from your computer and you add them as you would add documents to anything else



52 Once chosen, click "Upload your File"



53 Click "close."



54 You can print your CMA - just click on "Print."

The screenshot shows a web browser window with a URL bar containing a long alphanumeric string. The browser's address bar shows 'Travel'. The page displays a CMA report with four property listings. A yellow circle highlights the 'Print' button in the top right corner of the page.

Property Address	Close Date	Sold Price	Bed	Bathrooms-Full	Bathrooms-Partial	Approx. SQFT	\$/SQFT	Garage	Lot Size (ac)
7530 S 29th Street, Lincoln, NE 68516	2025-09-05	\$395,000	4	3	1	2828	\$139 / sqft	2	0.24
7820 S 26th Street, Lincoln, NE 68512	2025-11-05	\$439,000	4	4	0	3462	\$126 / sqft	2	0.23
7355 S 30th Street, Lincoln, NE 68516	2025-10-27	\$335,000	3	2	1	2432	\$137 / sqft	2	0.14
3016 O'Neil Place, Lincoln, NE 68516	2025-11-18	\$439,900	4	3	1	2480	\$177 / sqft	2	0.17


55 It will take a few seconds or a minute or two to generate your PDF, when it's ready click on "VIEW PDF"

The screenshot shows the same CMA report as in the previous image, but with a 'Print Preview Blocked' dialog box overlaid. The dialog box contains the text: 'Print Preview Blocked' and 'Please disable your browser's pop up blocker or click View PDF to view without disabling pop ups'. There are two buttons: 'CANCEL' and 'VIEW PDF'. The 'VIEW PDF' button is highlighted with a yellow circle.

56

In this example I scrolled through the CMA pages to the end. You can download or print using your PDF controls located at the top.

Sold Price		\$439,000	\$357,500	\$403,287	\$401,899		
Adjusted Price		\$0	\$0	\$0	\$0		
Status	Address	Lot Size (ac)	Approx. SQFT	DOM	Listing Price	LP / SQFT	Sold Price SP / SQFT
Sold	7421 LambertPlace, Lincoln NE 68516	0.19	2,476	11	\$399,000	\$161	\$395,000 \$159
Sold	7360 CollisterRoad, Lincoln NE 68516	0.15	2,558	3	\$399,000	\$155	\$408,797 \$159
Sold	7346 S 29thStreet Lincoln NE 68516	0.22	2,528	41	\$370,000	\$146	\$357,500 \$141
Sold	7110 S 33rdStreet Lincoln NE 68516	0.24	2,936	4	\$424,900	\$144	\$420,000 \$143
Sold	7440 CollisterRoad, Lincoln NE 68516	0.22	2,312	1	\$379,900	\$164	\$395,000 \$170
Sold	7611 S 33rdStreet Lincoln NE 68516	0.19	2,685	0	\$385,000	\$143	\$416,000 \$154
Sold	7530 S 29thStreet Lincoln NE 68516	0.24	2,828	7	\$400,000	\$141	\$395,000 \$139
Sold	7820 S 26thStreet Lincoln NE 68512	0.23	3,462	28	\$439,000	\$126	\$439,000 \$126
Active	7355 S 30thStreet Lincoln NE 68516	0.14	2,432	38	\$335,000	\$137	
Active	3016 O'Neil Place, Lincoln NE 68516	0.17	2,480	5	\$439,900	\$177	



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