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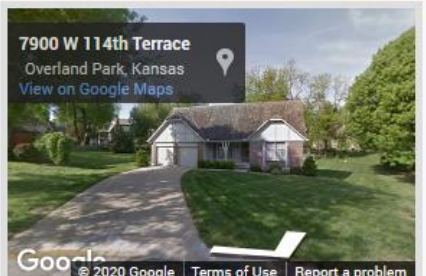
- ARM Reset
- New Loan
- Foreclosure
- Ownership Change
- Lien Status Change
- Tax Delinquency
- Listed on MLS
- Valuation Change

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.
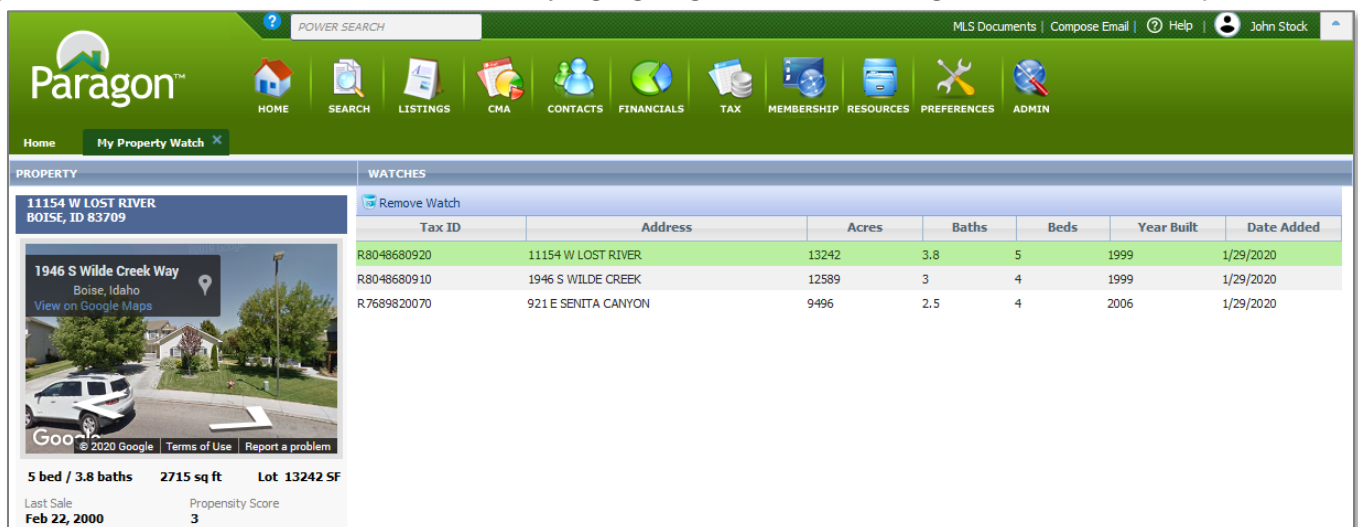
My Property Watches

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

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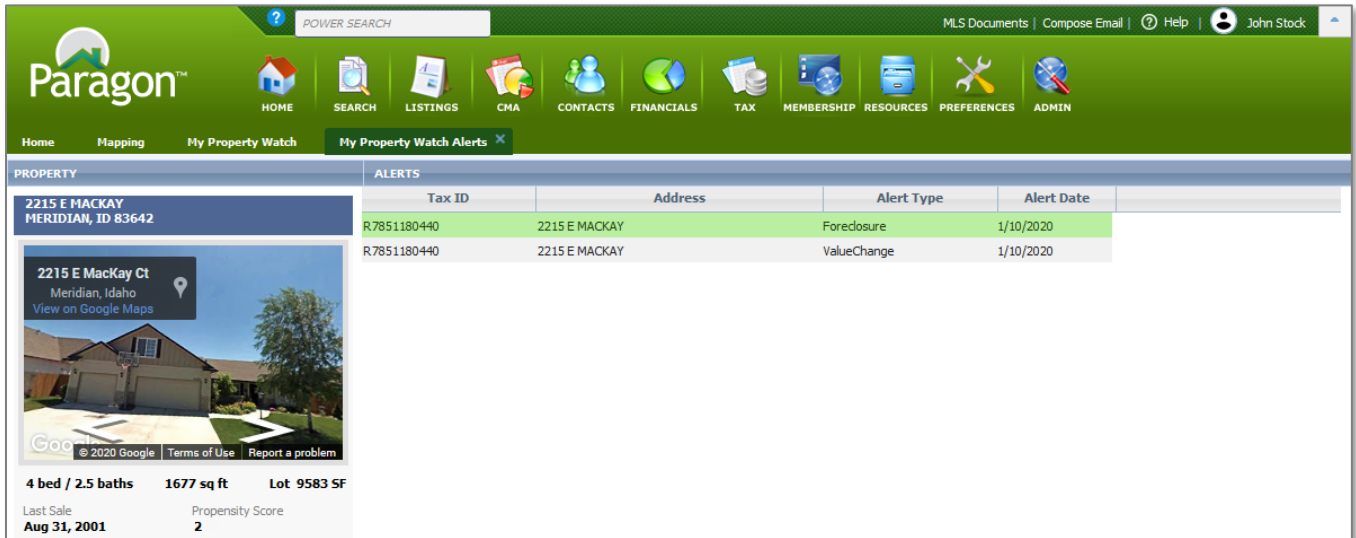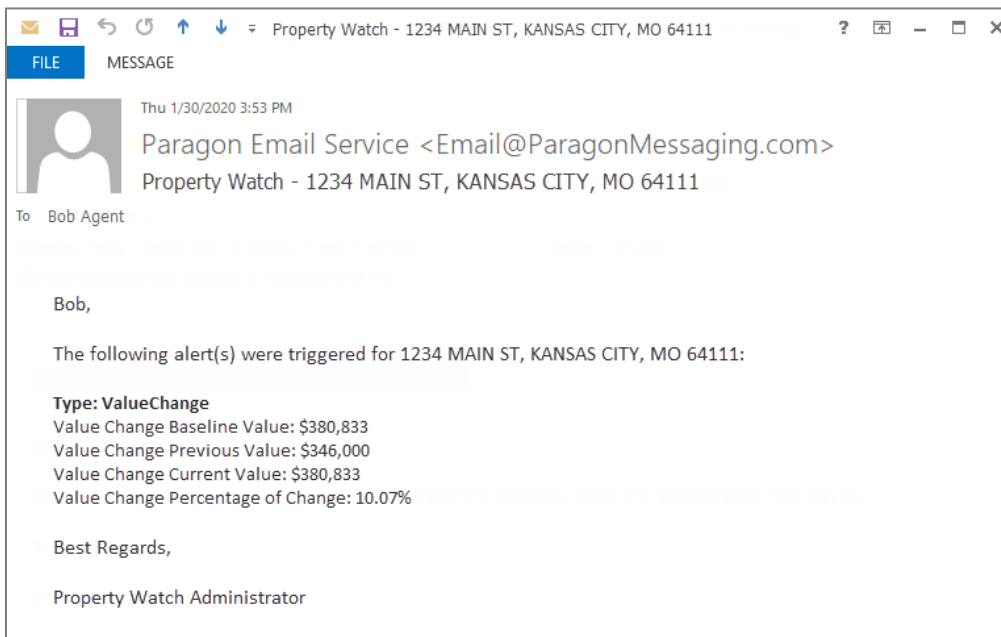
When any of the defined changes occur for a watched property, an alert is generated. Alerts are delivered in an email direct to the agent and displayed in the Alerts Grid. The Alerts grid displays the Tax ID, Address, Alert Type and Alert Date. This data will display after the first alert has been received.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

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.

Frequently Asked Questions

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.