



LightBox Fundamentals

CRE Appraisal Extraction Fields

LightBox continues to expand its appraisal extraction capabilities to now include detailed sales and land comp data. This enhanced extraction framework captures a broader and more accurate set of structured fields from appraisal reports, supporting deeper analysis and greater consistency across banking workflows. With richer comp details and an end-to-end process refined through AI, **LightBox Fundamentals** delivers the most complete, actionable dataset for valuation, risk, and portfolio teams.

Report Details

- Date of Report
- Appraisal Firm Name
- Intended User Client Firm Name
- Appraiser Name

Property Fields

- Street Address
- City
- County
- State
- Zip
- Usable Acres
- Usable Land SF
- Unusable/Excess/Surplus Acres
- Unusable/Excess/Surplus Land SF
- Total Land Acres
- Total Land SF
- No. of Parcels
- Property Type
- Property Sub Type
- Assessor Parcel Number(s)
- Tax Authority
- Zoning Code
- Flood Zone
- GBA - Gross Building SF
- NRA - Net Rentable Area SF
- Number of Units
- Year Built
- Year Renovated
- Number of Buildings
- Number of Stories
- No. of Tenants
- Occupancy Rate
- Construction Class
- Real Estate Remaining Economic Life
- Building Class

Valuation Conclusions & Financials

- Valuation Type
- Effective Date of Value
- Valuation Interest
- Value Conclusion
- Concluded Value Land
- Exposure Time (Months)
- Marketing Time (Months)
- Appraisal Scenario Premise Type
- Sales Approach Value
- Income Approach Value
- Cost Approach Value
- Replacement Cost Value
- Primary Land Value
- Excess Land Value
- Income Approach Premise Type
- Rental Income
- Other Income
- Potential Gross Income
- Vacancy & Collection Loss
- Vacancy Loss
- Collection Loss
- Effective Gross Income
- Operating Expenses
- Operating Expense Rate
- Net Operating Income
- Direct Cap Method Applied Cap Rate
- Direct Capitalization Method Value
- Internal Rate of Return (Discount Rate)
- Terminal Cap Rate
- Discounted Cash Flow Method Value

Improved Sales Comps

- Zoning Designation
- Flood Zone Designation
- Investment Class
- Property Type
- Property Subtype
- Gross Building Area SF
- Net Rentable Area SF
- Year Built
- Year Renovated
- Rentable Units
- Transaction Date
- Transaction Price
- Pending Closed Sale
- Buyer Name
- Seller Name
- Occupancy At Sale
- Data Source
- Effective Gross Income
- Total Operating Expense
- Net Operating Income
- Capitalization Rate

Land Sales Comps

- Comparable Number
- Property Name
- Address
- City
- County
- State
- Zip Code
- Assessor's Parcel Number
- Primary Land Area Acres
- Primary Land Area SF
- Zoning Designation
- Flood Zone Designation
- Property Type
- Property Subtype
- Transaction Date
- Transaction Price
- Pending Closed Sale
- Buyer Name
- Seller Name
- Data Source