

Property Type Mapping

- **ROCC-Paragon Farm & Ranch** is going to REcolorado Residential, with a new subtype **Farm & Ranch**.
- **ROCC-Paragon Commercial** is going to REcolorado Income, with a new subtype **Commercial**.
- These options are searchable in the **Type** field.

The image shows two examples of the 'Type' field in a software interface. The left example shows a dropdown menu with the following options: Detached Single Family, New Home Communities, New Home Plans, Rental, and Farm and Ranch. Below the menu are radio buttons for 'Or' and 'Not'. The right example shows the dropdown menu with 'Income' and 'Commercial' selected. Below the menu are radio buttons for 'Or' and 'Not'.

- MLS #s for ROCC-Paragon listings from the old system will have an “R” at the beginning. To search by MLS #, be sure to add an “R” in front of the original MLS #. ROCC listings newly entered in Matrix will have a randomly-generated MLS #, just like any other REcolorado listings.

Required Fields

The following REcolorado required fields either were not available or did not have an equivalent in ROCC-Paragon and must be completed before submitting a change to a listing.

- Expiration Date
- SqFt Above
- SqFt Finished
- Basement Size
- School District: ROCC-Paragon did not have a School District field. We are adding Elementary, Middle, and High Schools, but customers will need to select the correct School District and ensure all three schools are part of that district.
Note: The Matrix school list has been updated with all schools from ROCC-Paragon’s service area.
- Confirm Internet Display Settings

The following fields allowed different data format in the ROCC-Paragon system than what we allow in Matrix, and may need to be updated before changes can be submitted.

- Buyers Agency Compensation: ROCC-Paragon allowed text—many brokers entered “variable” or “variable rate”. Matrix requires % or \$ format. Enter additional compensation details in Broker Remarks.

- Transaction Broker Compensation: ROCC-Paragon allowed text—many brokers entered “variable” or “variable rate”. Matrix requires % or \$ format. Enter additional compensation details in Broker Remarks.
- Tax Amount
- Minimum Earnest Amount (\$)

The following fields had equivalent(s) in ROCC-Paragon for most values. If we were unable to map an equivalent value, these fields will need to be completed before submitting changes to the listing.

- Zoning
- Style & # of Stories in Unit (Attached Single Family only)
- Fuel Type & Heating Type
- Detailed Parking Information

Fields Not Required on Existing Listings

The following fields may not be populated on ROCC-Paragon listings, and will NOT be required when editing an existing ROCC-Paragon listing. They will be required when entering a new listing into Matrix.

- Financial Terms
- Seller Type
- Lot Size SqFt
- Cooling
- Primary HOA Phone Number and HOA Type
- Exclusions

Data Mapping

Many ROCC-Paragon fields have a direct equivalent to an REcolorado field (for example, address fields, list price, date fields, etc.).

For other fields, use the list below to find which REcolorado fields/options should be used for ROCC-Paragon fields.

ROCC-Paragon Field / Option	REcolorado Field / Option
Residential Type→Condo	Property Subtype→Attached Single Family Style→Condo
Residential Type→Manufactured/Mobile	Property Subtype→Detached Single Family Can also select Construction→Manufactured
Residential Type→Modular	Property Subtype→Detached Single Family Can also select Construction→Modular
Residential Type→Stick Built	Property Subtype→Detached Single Family
Residential Type→Townhouse	Property Subtype→Attached Single Family

	Style→Townhouse
Land Type	Site Type
Seller Licensed→Yes	Property Information→Agent Owner
Listing Agreement→Exclusive Right to Sell w/Exempt	Listing Contract Type→Exclusive Right AND Submitted Prospect→Yes
Listing Agreement→FSBO	Listing Contract Type→Other
Agency Relationship	Other Listing Contract Type
REO/Lender Owned→Yes	Seller Type
Possible Short Sale→Yes	Status Conditions→Short Sale
Possible Short Sale→No	Status Conditions→None Known
Exchange / Trade→Yes	Financial Terms→Exchange
Subdivision Name	Locale→ROCC subdivisions added to the REcolorado Locale (Neighborhood) list
New Construction and Construction Completed	Construction Details→New Home or Under Construction
Water Front→Yes	Site Description→Waterfront
Horse Setup→Yes Pasture→Yes, Barn→Yes, Corral→Yes	Horse Property→Yes Horse Property Features, Outbuilding Type, Horse Facility Type
Property Attached→No Property Attached→Yes	Property Subtype→Detached Single Family Property Subtype→Attached Single Family
Parking Fields - Garage Capacity - Garage Type - Carport Spaces	Detailed Parking Information fields
Room Dimensions (Master Bedroom, Bedrooms, Dining Room, etc.) Master Bedroom Location	Detailed Room Information
Water Rights / Irrigation	Rights→Water Rights and Irrigation Well Included
Covenants→Yes	Restrictions & Covenants
IDX Include	Internet Display of Listing AND Internet Display of Address This data was not available from CREN. All listings are being set to Yes for both fields.
Transmit to Zillow Transmit to realtor.com	Syndication Channels This data was not available from CREN. All offices and listings are being opted in to Homes.com, ListHub, realtor.com, and Zillow.
Current Property Use	Site Type Zoning Livestock Yes / No
Property Description	Site Description

	Topography Survey
Livestock Allowed	If any livestock type was selected, Livestock Yes / No → set to Yes <ul style="list-style-type: none"> - If Horses allowed, Horse Property Yes / No could also be used. - Due to the usage of the field we do not plan on adding a detailed Livestock field.
Exterior Structures Improvements / Structures	Exterior Features Outbuilding Type Horse Facility Type Other Finished SqFt Description → Guest House
Residence Style	Architectural Style
Residence Stories	Style <ul style="list-style-type: none"> - Finished Attic not mapped
Construction Type <ul style="list-style-type: none"> - If Construction Type was blank 	Construction <ul style="list-style-type: none"> - Construction will display Other
Foundation/Basement	Basement Type Basement Finished Yes / No Subfloor Note: Some options are not being mapped.
Roof <ul style="list-style-type: none"> - If Roof was any type of metal - If Roof was blank 	Roof <ul style="list-style-type: none"> - Roof will display Metal - Roof will display Other
Siding <ul style="list-style-type: none"> - If Siding was blank 	Exterior Materials <ul style="list-style-type: none"> - Exterior Materials will display Other
Fireplace/Location	Fireplace Locations Fireplace Types Note: Some options are not being mapped.
Dining Area	Interior Features
Pool	Exterior Features → Pool, Private HOA Fee Includes → Pool, Community Interior Features → Indoor Pool
Fence	Fence Full Property → Fully Fenced Partial Property → Partially Fenced Fence type (barbed wire, brick, etc.) are not currently being mapped based on usage.
Street Description/Access	Primary Road Accessed By
Waterfront	Topography
Domestic Water Source	Water Source Well Type Permitted Well Uses
Appliance Inclusions	Appliances

Interior Inclusions	Interior Features
Exterior Inclusions	Exterior Features
New Construction	Construction Details→To Be Built and Under Construction. <ul style="list-style-type: none"> - Future “To Be Built” should be listed under New Home Plans - Build to Suit and Design/Build Package are not available in REcolorado—use Broker or Public Remarks.
HOA Inclusions	HOA Includes
Common Facilities	HOA Includes Exterior Features
Documents on File	Reports Available
Disclosures	Restrictions & Covenants Additional Information
Showing Instructions	Showing Notes
Terms	Listing Financing
Available for Auction Yes / No	Price Type

Future Fields

These fields are available on other property types in the REcolorado system, and will be added to additional property types in the coming months.

ROCC-Paragon Field / Option	REcolorado Field / Option	Will Be Added to Property Types
Topography Waterfront	Topography	Residential
Various (Internet Service, Telephone Near, etc.)	Other Available Utilities	Residential
Property Description	Survey→Boundaries Marked, Boundaries Surveyed, Corners Marked	Residential
Fence	Fence Full Property→Fully Fenced Partial Property→Partially Fenced	Residential
Utilities	Other Available Utilities, Electricity Available, Gas Type	Residential
Street Description/Access	Accessed By	Residential

FAQ

Are ROCC-Paragon's listings included in the IRES datashare?

Yes, any Residential or Land listing added to the REcolorado Matrix system will be included in the datashare to IRES's MLS system.

How will ROCC-Paragon listings appear on REcolorado.com?

The ROCC-Paragon listings that are in Matrix will be available on REcolorado.com, just like any other REcolorado listing. ROCC listings currently in ROCC's Innovia system will also continue to be available on REcolorado.com.

Will photos have the REcolorado watermark on them?

Photos that were added in the ROCC-Paragon system will have any watermark that was applied in that system. Any photos for listings that are updated or added in REcolorado Matrix will have the REcolorado watermark.

Why do listing MLS #'s have an R at the beginning?

Some of the ROCC-Paragon listing numbers overlapped with older listing numbers in Matrix. Listings being imported from ROCC-Paragon will have an "R" at the beginning to prevent duplicate listing numbers. ROCC listings entered into Matrix will have randomly-generated MLS #'s, just like any other listing entered into Matrix.

ROCC-Paragon had several "inclusions" fields, such as Appliance Inclusions, Interior Inclusions, and Exterior Inclusions. How do I indicate what items are included in REcolorado listing input?

REcolorado has equivalent fields: Appliances, Interior Features, and Exterior Features. By selecting options in these fields, you are indicating that the item is included with the property. REcolorado also has a required Exclusions text field. Use Exclusions to specifically list anything not included with the property.

Is property listing history available?

The listing history from ROCC-Paragon is not available in REcolorado. Any price or status changes that are made to listings in the REcolorado Matrix MLS system will display in listing history.