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(54) **Title:** A SYSTEM FOR GENERATING A VALUE INDEX FOR PROPERTIES AND A METHOD THEREOF

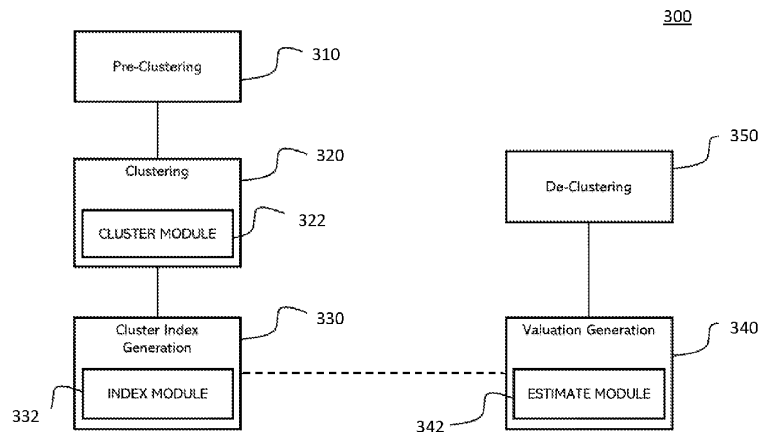


Fig. 3

(57) **Abstract:** A system for generating a value index for properties is provided. The system uses transaction values from similar properties to fill a data gap, i.e. in parts of the areas without transaction values, so as to provide a "complete" picture" of the transaction values of the properties as much as possible. In this way, the system would be able to generate a higher quality value index. The system includes a processor configured to categorise the properties into one or more categories, determine an optimal number of pre-clusters of properties based on the one or more categories, cluster the properties into a plurality of pre-clusters based on the optimal number of clusters, determine a set of search radii, generate a cluster of properties based on one of the plurality of pre-clusters and the set of search radii, and generate a value index for the cluster of properties.

[Continued on next page]

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