

LOMA Screening Record

123 Sample Street, Anytown

SITE INFORMATION

Address 123 Sample Street, Anytown
Report date 2026-08-28

PREPARED BY

Name Alex Sample
Company Sample Inspections LLC
Email alex@sampleinspections.example
Phone (555) 555-0142

FINDINGS

- The building does not sit inside a mapped Special Flood Hazard Area, so no federal flood insurance purchase requirement attaches to a mortgage on it.
42 U.S.C. 4012a(b)



The property from above

No	No	Anytown
Address, matched building, and its coordinates	Independent building record: use, area, position offset	Floodplain community, county, tract and block group
X	No	No
Flood zone and map date	Inside a Special Flood Hazard Area	Levee dependence, accreditation and overtopping chance

At a glance

9 answered

5 not available

How much of this report resolved for this property

Address, matched building, and its coordinates **No**

Independent building record: use, area, position offset **No**

Floodplain community, county, tract and block group **Anytown**

Flood zone and map date **X**

Inside a Special Flood Hazard Area **No**

Levee dependence, accreditation and overtopping chance **No**

Ground measurement date, detail level and confidence grade Not available for this property

Paid flood claims in this block group, years, repeat flag **40**

Items charged, and any part of this record unanswered **4**

Watershed, nearest named watercourse and its distance No entry for this location

Vertical datum of the published elevation and the ground	No entry for this location
Ground height above base flood elevation	No entry for this location
Uncertainty on that height, and its direction	No entry for this location

WHAT THIS DOES NOT COVER

- Not covered where this property is: 1%-annual-chance water surface elevation, regulatory status
- ACCURACY, measured against Anytown's own published building polygons: where we resolve the SAME building, our footprint area is within 0.7% (median) and reads HIGH at 11 of 11. That is the roof overhang, and it is what a roof measurement should do against a ground plan
- an earlier 99% identity figure was measured on 37 buildings in ONE city on ONE collect — far narrower than it sounds, and the 4-in-15 above is more honest
- the obvious repair — when the chosen polygon does not contain the point, swap to one that does — was TRIED AND REJECTED. It lifts identity from 11/15 to 14/15 and breaks the containment check: one row swaps a 31% error for a 230% error while still reporting the point inside, because a merged footprint can legitimately contain it
- the second area we report is measured off the outline actually returned, so you can see which number matches the shape you plot. The two used to disagree by more than 25% on 8 of 30 calls because the outline always came from Microsoft even when the AREA came from NYC's own buildings — two resolvers, two structures. The outline now asks whichever source produced the area; on five retested addresses the gap is 0-12%
- A SNAPSHOT, NOT A FEED. MEASURED from the layer's own editingInfo: the data last changed 2025-09-23 and the service was last touched 2026-06-08. Construction since the underlying county was processed is ABSENT and demolitions linger
- A COUNT IS A FLOOR, NOT A CENSUS. It counts structures that were MAPPED — 135,321,228 nationally — and a structure missing from the file is invisible here. An empty circle means 'nothing mapped', not 'nothing built'
- OCCUPANCY IS MODELLED BY ORNL, NOT ASSESSOR TRUTH. The blocks around the Empire State Building come back 'Industrial / Light' — Midtown office towers are not light industry. Treat the class as a prior for any single building. Nationally 6,730,545 structures (5.0%) are 'Unclassified', which is a real state reported separately and never folded into a class
- 761 mapped structures within 500 m; the commonest class is Residential (716). This is a count of MAPPED structures as of 2025-09-23 — a floor, not a census
- 3 of the 761 are UNCLASSIFIED — a real state in this file (5.0% nationally), counted separately and never folded into a class
- and 51 further limits, all returned with the measurements themselves.

DISCLAIMER

This report presents measurements and public-record findings for the property named above, as of the date shown. It is provided for information only. It is not a survey, an engineering opinion, an appraisal, a title search, an environmental site assessment, or a determination by any government agency, and it must not be used in place of one. Where a professional certification is required, a licensed professional must provide it. Conditions at a property change; a finding here describes the property as recorded, not as it may be today. Measure makes no warranty and accepts no liability for decisions taken on this document.