



Neighborhood Test-Drive Scorecard

Compare objective, buyer-selected criteria consistently

Area and test-drive details

Area / route

Date and time

Weather

Starting point

Destination tested

Travel time observed

Objective comparison

Use the same criteria for every area. Do not use protected-class composition or subjective labels such as 'good,' 'safe,' or 'family-friendly.'

Comparison item	Result	Source / notes
Observed travel time		
Route alternatives		
Transit / road access		
Sidewalk / bike infrastructure		
Grocery / daily services distance		
Healthcare access distance		
Parks / public facilities distance		
Noise observed		
Lighting / street conditions		
Property-specific flood / hazard research		
School-boundary verification (if relevant)		
Taxes / HOA / utility facts to verify		



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Independent verification

- ☐ Test the route at more than one relevant time.
- ☐ Use official municipal, county, transit, tax, flood, and school-boundary sources.
- ☐ Ask insurers and qualified professionals about property-specific risks and costs.
- ☐ Visit the property and surrounding public routes personally when practical.
- ☐ Apply the same written criteria to every area under consideration.
- ☐ Make your own location decision; agents provide equal access to objective information.

What worked for your stated priorities?

What requires more verification?