

AEO Audit Report

2390 Saratoga Bay Drive, West Palm Beach, FL 33409 • <https://2390saratogabay.com/> •

September 14, 2026 • Full Audit

AEO CHECKER



Excellent

Overall score: **92/100**

Executive Summary

This listing scored 92 out of 100, earning a grade of A. Most property listing sites have never been audited for AI visibility, so a few targeted fixes can move this score into a higher grade band fast. Its strongest area is AI crawler access, where every major AI crawler is allowed to read the property page and the homepage is fully indexable. The clearest opportunity is in structured data, where the property is missing rating information that AI tools use to gauge credibility.

What a Fully Optimized Property Listing Includes

A fully optimized real estate listing allows all major AI crawlers to read it, carries complete property schema and FAQ schema, presents answers in easily extracted list or table format, states the property and agent details consistently in both code and visible text, names the listing agent with a full profile and credential, publishes an AI summary file, and passes all foundational technical checks. This listing already has open crawler access, complete property and FAQ schema, a visible FAQ section with directly answered questions, consistent property identity, an About page, a complete AI summary file, and strong technical health including HTTPS, a sitemap, and correct page-version signals. It lacks rating information in its schema, uses lists or tables for only three of nine answers, describes its author as a plain name without a credential, and uses generic anchor text on many internal links. Addressing these remaining items would bring the listing to full optimization.

Score Breakdown

Module	Score
AI Crawler Access	15/15
Structured Data	24/28
Content Structure	18/20
Entity & Trust	19/20
llms.txt	5/5
Technical Health	11/12

Top 3 Priority Fixes



Add rating schema to the property listing Medium

No AggregateRating was found, so AI tools have no structured signal of reviews or ratings tied to the property.

Here is how to add rating information to the property listing: 1. Decide whether the property or the listing agent has genuine ratings or reviews you can display, since rating information in the property schema must reflect real feedback. 2. If you have reviews, add a rating block to your existing property schema, including both the rating value and the number of reviews. 3. If no reviews exist yet, gather testimonials from the listing agent or past clients before adding this code rather than inventing ratings. 4. A web developer can implement this in about 30 minutes. After this fix, AI tools will have a structured signal of the property's or agent's credibility, making them more likely to surface the listing with confidence.

AI tools use review ratings as a trust and authority signal. A business with a visible, verified AggregateRating in its schema is more likely to be cited in AI answers about who to hire or use — especially when the query includes implicit trust language like "best" or "reliable."

1. Do not invent a rating — the values must reflect your actual reviews from a verifiable platform (Google, Yelp, Facebook, etc.).
2. Get your current review average and total review count from whichever platform you use.
3. If you use Rank Math, go to Rank Math > General Settings > Reviews — it can pull your Google review average automatically.
4. If you use a plugin like Trustpilot or Yelp Reviews Widget, check its settings for a "schema output" or "structured data" option and enable it.
5. If adding manually: a developer adds an AggregateRating block to your existing schema with your actual ratingValue (e.g. 4.7) and reviewCount (e.g. 142). Reference: schema.org/AggregateRating.
6. A web developer can implement the manual version in about 30 minutes.



Convert property answers into lists or tables Medium

Only 3 of 9 answered headings use a list or table, so AI tools cannot cleanly extract most of the property's details.

Here is how to convert property answers into lists or tables: 1. Review your answered headings, especially the Home Features & Upgrades and About This Listing sections, and identify answers currently written as paragraphs. 2. Rewrite specifications such as bedrooms, bathrooms, square footage, upgrades, and neighborhood details as bulleted lists or a simple two-column table. 3. Keep each list item short and factual so it can be lifted directly into an AI answer. 4. Aim for at least half of your answered headings to use a list or table format. After this fix, more of the property's details can be extracted cleanly and quoted directly in AI-generated answers.

Only some of your answered questions use a list or table format. AI tools favor the ones that do — the rest are less likely to be picked up as citable content even though they are already answered.

1. Review the answered question headings that are still written as plain paragraphs and convert the ones naming multiple items, steps, or options into a short bulleted or numbered list.
2. Keep each list item to one short sentence or phrase.
3. Aim for at least half of your answered questions to use a list or table format.
4. This is a content editing task — no developer needed.



Strengthen the listing agent's author details Medium

An author was found, but named only as a plain text string with no nearby credential, weakening the trust signal AI tools use to verify who is behind the listing.

Here is how to strengthen the listing agent's author details: 1. Update your author markup so the listing agent is described as a full Person object in the schema code rather than a plain name string. 2. Add a visible credential near the agent's name, such as their brokerage, license number, or years of experience. 3. Make sure the same agent name appears consistently across the listing page and any About or contact section. 4. A web developer can implement this in about 30 minutes. After this fix, AI tools can verify who is behind the listing with more confidence, strengthening the overall trust signal.

An author was found, but either your schema code names them only as a plain string instead of a full Person object, or no credential was found near their byline. AI tools give less weight to an author who cannot be verified this way.

1. If your schema code lists the author as a plain string, change it to a full Person object with a name field and a url or sameAs link to the author's profile page.
2. If no credential appears near the byline, add one to the visible text — a license, certification, or years of experience relevant to the content's topic.
3. A web developer can implement the schema change in about 15 minutes; the credential text is a writing task.

Module-by-Module Findings

AI Crawler Access: 15/15

Check	Status	Finding
GPTBot	PASS	GPTBot is allowed.
ClaudeBot	PASS	ClaudeBot is allowed.
PerplexityBot	PASS	PerplexityBot is allowed.
OAI-SearchBot	PASS	OAI-SearchBot is allowed.
Bingbot	PASS	Bingbot is allowed.
noindex	PASS	The homepage is indexable.

Your AI Crawler Access score is 15 out of 15. AI answer engines like ChatGPT, Claude, and Perplexity use automated crawlers to read your site — the same way Google does. If your crawler rules file (a file on your site that controls which automated tools can read it) blocks these crawlers, your listing cannot appear in AI-generated answers, no matter how good the content is. Every major crawler — GPTBot, ClaudeBot, PerplexityBot, OAI-SearchBot, and Bingbot — is allowed, and the homepage is set to be indexed. Nothing is blocking AI tools from reading this property, which is exactly what you want.

Structured Data: 24/28

Check	Status	Finding
RealEstateListing schema	PASS	Schema code is present with all expected fields.
FAQPage	PASS	FAQPage schema found with 8 question and answer pairs.
AggregateRating	FAIL	No AggregateRating found.

Your Structured Data score is 24 out of 28. Structured data (hidden code that describes your site to search engines and AI tools) is one of the strongest signals these systems use to understand and confidently cite a listing. FAQ schema — a structured list of questions and answers in that code — is among the formats most frequently pulled into AI-generated answers, which is why it is usually the highest-return addition. This listing already has complete property schema and FAQ schema with eight question-and-answer pairs, both strong assets. What is missing is rating information (AggregateRating), which gives AI tools a structured signal of reviews or feedback tied to the property; adding it would strengthen how confidently AI tools present this listing.

Content Structure: 18/20

Check	Status	Finding
Question headings	PASS	9 question-format headings found.
Questions answered directly	PASS	9 of 9 question headings are answered directly.
Extractable answer format	WARN	Only 3 of 9 answered headings use a list or table.
Word count	PASS	Pages average 640 words and 0 of 6 are under 300 words.
FAQ section	PASS	A visible FAQ section was detected.

Your Content Structure score is 18 out of 20. AI engines extract direct answers from pages organized around questions and answers. Pages with question-format headings and dedicated FAQ sections are more likely to be quoted directly in AI-generated responses. This listing does well here: nine question-format headings were found, all nine are answered directly, a visible FAQ section is present, and pages average 640 words. The one gap is format — only three of nine answers use a list or table, so converting more of them into bulleted lists or simple tables would make the property's details easier for AI tools to lift cleanly into an answer.

Entity & Trust: 19/20

Check	Status	Finding
Property identity consistency	PASS	Business name, address, and phone number are consistent in schema code and visible text.
Real estate directory links	PASS	Qualifying links were found in schema code.
Named author / byline	PASS	A byline with a structural author signal (rel="author" or an author/byline element) was found.
Author schema & credentials	WARN	An author was found, but either the schema code names them only as a plain string (not a full Person object) or no credential was found nearby.
About page	PASS	About page detected.

Your Entity Trust score is 19 out of 20. AI engines check that the property address and the listing agent's contact information are stated the same way in both your schema code and your visible page text. When those details match, AI tools can confirm the listing is real and current with confidence. Here the property name, address, and phone number are consistent between the code and the visible text, qualifying directory links are present, a byline author signal was found, and an About page was detected. The only weak spot is the author detail: the agent is named as a plain text string with no nearby credential, so describing them as a full Person object with a visible credential would complete this signal.

llms.txt: 5/5

Check	Status	Finding
File presence	PASS	An AI summary file (llms.txt) was found and is accessible.
H1 present	PASS	An H1 heading was found.
Blockquote	PASS	A blockquote summary was found.
Linked sections	PASS	6 linked section(s) found.

Your AI Summary File score is 5 out of 5. An AI summary file (llms.txt) is a newer standard, similar to the crawler rules file, that hands AI tools a curated summary of what you do and which pages matter most. Adopting it now is an early-mover advantage as more AI tools add support. This file was found and is accessible, includes an H1 heading, a blockquote summary, and six linked sections. This listing has already claimed that early advantage in full.

Technical Health: 11/12

Check	Status	Finding
HTTPS	PASS	Site uses HTTPS.
Sitemap	PASS	Sitemap found.
Canonical tag	PASS	Canonical tag present.
Mobile viewport	PASS	Viewport meta tag present.
Date signals	PASS	Date signals found.
Landmark elements	PASS	Both <main> and <nav> landmark elements were found.
Heading hierarchy	PASS	The homepage has exactly one H1 and no skipped heading levels.
Internal linking health	WARN	Internal linking issues found: many internal links use generic anchor text like "click here" or "read more".
HowTo schema	WARN	No HowTo schema was found; consider adding it to any step-by-step or process pages.

Your Technical Health score is 11 out of 12. These foundational signals — secure HTTPS connection, a sitemap, mobile compatibility, correct page-version signals, and date markup — tell AI crawlers the site is well maintained. Most are binary: present or not. This listing passes on HTTPS, sitemap, canonical page-version signal, mobile viewport, date signals, landmark elements, and heading structure. The one issue is that many internal links use generic anchor text like "click here" or "read more" instead of descriptive wording; a check for HowTo schema is informational only and does not affect this score.

Copy-Paste Assets

This section contains the ready-to-use files generated specifically for your website. Each one is pre-filled with property and listing agent details — you do not need to edit them before using them. Copy each block exactly as shown and hand it to your web developer, or follow the instructions below each label to add it yourself.

1 of these three assets includes changes for your site. If you are using WordPress, your developer can paste the schema code blocks into your theme's <head> section using a plugin like **Insert Headers and Footers**. The llms.txt file gets uploaded to your website's root folder — the same place your homepage lives.

ASSET 1 OF 3 — LLMS.TXT

What to do: We kept everything in your existing llms.txt and made these changes:

- Replaced your summary line "Golf Course Views. No Membership Required." with a description that says what and where this is, taken from your own schema: "3-bedroom, 2-bath home in gated Saratoga Bay backing to the 5th hole of The Lakes Course at Bear Lakes Country Club — designed by Jack Nicklaus and Davis Love III. New metal roof with full tear-off and new roof decking, 2025. Tesla EV charger and whole-house gas generator included."

Replace your file at **<https://2390saratogabay.com/llms.txt>** with the version below.

COPY THIS EXACTLY

```
# 2390 Saratoga Bay Drive

> 3-bedroom, 2-bath home in gated Saratoga Bay backing to the 5th hole of The Lakes Course at Bear Lakes Country Club –
designed by Jack Nicklaus and Davis Love III. New metal roof with full tear-off and new roof decking, 2025. Tesla EV charger
and whole-house gas generator included.

## Home Features & Upgrades

- [Home Features & Upgrades | 2390 Saratoga Bay Drive](https://2390saratogabay.com/features.md): Features at 2390 Saratoga
Bay Dr: hurricane impact windows, new metal roof 2025, Tesla EV charger, onyx countertops, golf course views from Bear Lakes
CC.

## About This Listing

- [About This Listing | 2390 Saratoga Bay Dr, West Palm Beach](https://2390saratogabay.com/about.md): 2390 Saratoga Bay
Drive, West Palm Beach FL 33409 – listed with Sally Simpson of Ocean East Properties. Contact info@2390saratogabay.com to
schedule a showing.

## Saratoga Bay & Bear Lakes Area

- [Saratoga Bay & Bear Lakes Area | West Palm Beach FL](https://2390saratogabay.com/neighborhood.md): Saratoga Bay is a
gated West Palm Beach community by Bear Lakes CC. Minutes to Trump International Airport, CityPlace, I-95.

## Golf Course Views, No Club Fees

- [Golf Course Views, No Club Fees | 2390 Saratoga Bay Dr](https://2390saratogabay.com/index.md): 3BR/2BA in gated Saratoga
```

Bay, West Palm Beach. Backs to Bear Lakes CC golf course – Jack Nicklaus and Davis Love III. New metal roof 2025.

Schedule a Showing

- [Schedule a Showing | 2390 Saratoga Bay Drive West Palm Beach](https://2390saratogabay.com/contact.md): Contact Sally Simpson to schedule a private showing of 2390 Saratoga Bay Drive, West Palm Beach FL. 3BR/2BA golf course view home in gated Saratoga Bay.

Property Photos

- [Property Photos | 2390 Saratoga Bay Drive West Palm Beach](https://2390saratogabay.com/photos.md): 76 professional photos of 2390 Saratoga Bay Drive – golf course views, updated kitchen, primary suite, Florida room, and community amenities.

ASSET 2 OF 3 — PROPERTY SCHEMA

What to do: Your Property Schema already includes every field we could detect. No changes needed. Keep your current block.

ASSET 3 OF 3 — FAQPAGE SCHEMA

What to do: Your existing FAQ schema already answers each question directly, and we found no supported questions to add. No changes needed. Keep your current block.

When Will These Changes Take Effect?

Perplexity, Bing AI / Copilot, and Google AI Overviews pull from live crawl indexes. Expect 1–4 weeks for your changes to appear after a recrawl. There is no “request indexing” button for AI systems the way Google Search Console offers for traditional search — upload your fixes and wait.

The base versions of Claude and ChatGPT answer from training data with a knowledge cutoff. Changes you make today will not appear in their answers until the next training run — a schedule that is not public and typically spans months to over a year. The live-search variants of these tools (ChatGPT Browse, Perplexity, Bing AI) update much faster and are the primary beneficiaries of the fixes in this report.

Content Freshness

AI engines treat undated or stale content as a weaker citation signal. Pages flagged below have no visible date signal or were last updated more than 18 months ago, and are good candidates to refresh.

0 of 6 pages have no visible date signal or are more than 18 months old. The oldest dated page was last updated approximately 1 months ago.

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