

This service to obtain a copy of your property assessment profile is not associated with any governmental agency. You can obtain a copy of your grant deed or other record of title from the County recorder in the County where your property is located for a nominal fee.

RECORDED DEED NOTICE

5-DIGIT 65109

Table with 2 columns: Field Name, Value. Fields: Property ID#, Service Fee (\$86.00), Please Respond By.

Detach and mail

Vertical stack of input fields: [Redacted], Please Respond by [Redacted], Property ID# [Redacted], PAY BY PHONE [Redacted], Se habla español [Redacted]

[Redacted] recommends that all homeowners obtain a copy of their Property Assessment Profile which includes a complimentary copy of your current Grant Deed or other record of title. These documents can provide evidence that the property at [Redacted] - Jefferson City, MO 65109 was, in fact, transferred and/or has interest to the individual(s) [Redacted].

The "Property Assessment Profile" is a comprehensive property report that provides a wealth of information on the property that can be used to verify property information is recorded correctly, as mistakes can affect property taxes. Legal description & information, flood information & maps, home valuations & projections, history, comparable properties and more is included.

Records obtained through public information show a Grant Deed or other record of title was recorded in your name [Redacted], which indicates your ownership and/or interest in the specified property below.

COLE PUBLIC INFORMATION

Recording Date: [Redacted]
Transaction Amount: N/A

Year Built: [Redacted]
Square Feet: [Redacted]

Land Use Desc: [Redacted]
Carrier Code: [Redacted]

Property Address: [Redacted]

To obtain a copy of your Property Assessment Profile and complimentary Grant Deed or other record of title, Please detach and return in the enclosed envelope with your processing fee of \$86.00 You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for a Property Assessment Profile and complimentary Grant Deed or other record of title cannot be obtained, your processing fee will be immediately refunded.

- Total Assessed Value
• Total Assessor Market Value
• Total Tax Amount
• Tax year
• Subject Property legal Description
• Comparable Sales Data
• Area Sales & Tax Analysis
• Tax Delinquency
• Homeowners exemption
• Tax exemption
• Prior Transfer Recording Date
• Flood Report
• Shows the recorded transfer date
• Shows the sale amount
• Shows the square footage

[Redacted] uses powerful software and cutting edge algorithms to analyze public information to create Property Assessment Profile Reports. Due to the costs associated, we charge a service fee of \$86.00 for the Property Assessment Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$86.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.



Property ID#	██████████
Service Fee	\$86.00
Please Respond By	██████████



**Recording Process:** The vast majority of states in the United States employ a system of recording legal instruments that affect the title of real estate as the exclusive means for publicly documenting land titles and interests. The recording systems are established by state statute. They usually provide for the office of a recorder in each county or other jurisdiction.

**Real Property:** Real Property is property that includes land, buildings and anything affixed to the land. Real property only includes those structures that are affixed to the land and not those which can be removed such as mobile homes and equipment.

**Real Property Records:** Real Property Records contain all of the recorded data associated with a particular Real estate. Real Property definition includes many different types of properties such as residential, condominium, commercial, industrial, vacant land, mobile home, and time-shares.

**Forms of Property Ownership:** Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death, and at bankruptcy.

██████████ uses powerful software and cutting edge algorithms to analyze public information to create Property Assessment Profile Reports. Due to the costs associated, we charge a service fee of \$86.00 for the Property Assessment Profile Report. As an additional benefit to our clients, we also include a complimentary copy of the current Grant Deed or other record of title. This is a complimentary copy and is not part of the \$86.00 service fee. This is not a bill. This is a solicitation. You are under no legal obligation to pay the amount stated, unless you accept this offer. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.

This service is to obtain a copy of your property assessment profile. You can obtain a copy of your grant deed or other record of title from the county recorder.

**THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF THE GOVERNMENT.**



██████████ Uses powerful software to aggregate and analyze public information. Using cutting edge algorithms and machine learning we have created a Property Assessment Profile that provides the highest value to homeowners. It includes the following, as available:

- Total Assessed Value
- Total Assessor Market Value
- Total Tax Amount
- Tax year
- Subject Property Comparable Values
- Tax assessed values for up to 15 closest residential properties to the subject property
- Subject Property legal Description
- Subject Property Current Recorded Owner
- Comparable Sales Data
- Area Sales & Tax Analysis
- Tax Delinquency
- Homeowners exemption
- Tax exemption
- Prior Transfer Recording Date
- Flood Report
- Shows evidence that a transfer, or interest, was recorded for the subject property or entity
- Shows evidence to verify that the recorded information is indeed correct & mistake free
- Shows evidence that the subject property was recorded to the new owner
- Shows the owners right to possess and use the subject property
- Shows evidence of the subject property's legal description
- Shows the recorded transfer date
- Shows the sale amount
- Shows the square footage