



# RECORDED NOTICE

ALL FOR AADC 140

RECORD ID#	
PARCEL NO:	
2	
Please Respond By	Document Fee
02/17/2017	\$83.00



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 Detach and mail  
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February 2017

**02/17/2017**

Requested Response Date  
 Parcel Number

Please Respond by: 02/17/2017

**PAY BY PHONE**  
**1-888-550-9588**

Se habla español

### Why you need a copy of Your Current Grant Deed and Property Assessment Profile?

First Documents recommends that all NY homeowners obtain a copy of their **Current Grant Deed and Property Assessment Profile**. These documents can provide evidence that the property at \_\_\_\_\_, was in fact transferred and or has interest to the individual(s).

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. The information on the report can also be used to contest your property taxes at the County level if you find you are paying higher property taxes than comparable properties in your area.

Records obtained through public information show a deed was recorded in your name \_\_\_\_\_ which indicates your ownership and or interest in the specified property below.

### NIAGARA COUNTY PUBLIC INFORMATION

Recording Date  
 Transaction Amount  
 Parcel No.

Year Built:  
 Square Feet  
 Bedrooms:

Land Use Desc;  
 Carrier  
 Bathrooms.

### Legal Property Address

**To obtain a copy of your Property Assessment Profile and Complimentary Grant Deed, Please detach and return in the enclosed envelope with your processing fee of \$83.00. 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 cannot be obtained, your processing fee will be immediately refunded.

#### Current Grant Deed:

- Grant Deed provides legal evidence of ownership/interest
- Shows evidence that a transfer or interest was recorded for the subject property or entity
- Shows evidence of subject property's legal description
- Shows evidence to verify that the recorded information is indeed correct & mistake free

#### Property Assessment Profile:

- County Tax & Assessment Information
- Total Assessor Value
- Total Tax Amount
- Subject Property Comparable Values
- Flood Report
- Tax Delinquency

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no 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.

RECORD ID# 2	5
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02/17/2017	Document Fee
	\$83.00



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P.O. Box 6815 - Norco, CA 92860

### Current Property Grant Deed Includes:

- Grant Deed provides legal evidence of ownership and or interest
- 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
- Shows the subject property parcel number

### Property Assessment Profile Includes as available:

- County Tax & Assessment Information
- Assessment Year
- 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

**What are 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.**

**What is Property Title?** Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner's right to possess and use the property.

**What is a Property Deed?** A written document properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

**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.

**This product consists of a Complimentary Current Grant Deed and a Property Assessment Profile for a one time fee of \$83.00. If you are not 100% satisfied with this product, simply return it within 30 days for a full refund.**

**DISCLAIMER:** First Documents is not affiliated with the State of NY or the County Recorder. First Documents is an analysis and retrieval firm that uses multiple resources that provide supporting values, deed reports and evidence that is used to execute a property reports and deliver requested deed.

**Records are available at your local county recorder for a nominal fee; however you will need to go to the county recorder's office in person. You will not be able to receive a profile report as this is proprietary and only deliverable upon purchase of our services.**

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