Onondaga County Clerk's Office
Lisa Dell
County Clerk
401 Montgomery Street, Syracuse, New York 13202-2171
(315)435-2227 • Fax (315)435-3455
www.ongov.net

FOR IMMEDIATE RELEASE
Friday, October 07, 2016
Contact: Lisa Dell, Onondaga County Clerk
315.435.2226

COUNTY CLERK WARNS AGAINST PRICEY DEED SCAM

County Clerk Lisa Dell wants homeowners to be aware of another property deed scam taking place here in Onondaga County. First Documents, a company based out of California is soliciting consumers who conducted recent real estate transactions offering to sell them copies of the deed to their home and a property assessment profile. The solicitation, which contains public information about the property, instructs the homeowner to include payment of $83 to obtain these records. The same document can be obtained from the County Clerk's office for less than $10.00.

"I want the residents of Onondaga County to be aware that the entities marketing such requests are not related to the County Clerk's Office or any other department inside Onondaga County government," said Clerk Lisa Dell. "Deeds for every parcel of land in Onondaga County are recorded and maintained on permanent record at the County Clerk's Office. The original deed is returned to the property owner or their attorney after closing at no additional charge. Property owners wishing to obtain a certified copy of their deed should contact the Onondaga County Clerk's Office (315-435-8250) or come in and visit us Monday through Friday, 8:30am-4:30pm. We are located on the second floor of the old historic court house at 401 Montgomery Street, Syracuse, New York 13202.

The "property assessment profile" they are trying to sell includes information that, not only does the homeowner not need, can be obtained without cost from the County Real Property Tax Division or the town or city where the property is located.

Because there currently is no law against companies selling you your information or a limit on what they can charge, Ms. Dell says the best way to protect yourself is to stay vigilant and informed. If you receive, anything in the mail about your property records that seems questionable, Ms. Dell encourages you to contact her office at 315-435-2226.

FIRST DOCUMENTS
160 W. Foothill Pkwy Suite 105-47
Corona, CA 92882
PHONE: 1-888-550-9588

CERTIFIED COPIES OF PROPERTY DEEDS ARE AVAILABLE AT THE COUNTY CLERK'S OFFICE. THE COUNTY CLERK'S OFFICE MAY CHARGE A SMALL FEE FOR CERTIFIED COPIES OF SUCH DEEDS, USUALLY BETWEEN TWO AND FOUR DOLLARS A PAGE. SINCE MOST PROPERTY DEEDS ARE BETWEEN TWO AND FIVE PAGES IN LENGTH, A CERTIFIED COPY CAN USUALLY BE OBTAINED FOR BETWEEN FOUR AND TWENTY DOLLARS.

RECORDED DEED NOTICE

RECORD ID# [redacted]	
PARCEL NO:	
[redacted]	
Please Respond By	Document Fee
10/07/2016	$83.00

[redacted]

SCH 3-DIGIT 130
Y1007

Detach and mail

October 2016

10/07/2016
Requested Response Date
Parcel Number
[redacted]

Please Respond by: 10/07/2016

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 a[redacted] was in fact transferred and or has interest to the individual(s)[redacted]

A Property Assessment Profile provides a wealth of information useful to understand a subject property's makeup. This important report includes Tax assessed value, Tax delinquency, Area Comparable values, legal description current owner information and parcel ID number. This report will return all pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name [redacted] on 07/01/2016, which indicates your ownership and or interest in the specified property below.

ONONDAGA COUNTY PUBLIC INFORMATION

Recording Date: 07/01/2016
Transaction Amount: [redacted]
Parcel No: [redacted]

Year Built: 1890
Square Feet: 1346
Bedrooms: 3

Land Use Desc: SFR
Carrier Code: R053
Bathrooms: 1

Legal Property Address: [redacted]

To obtain a copy of your Current Grant Deed and Property Assessment Profile, 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 Current Grant Deed and Property Assessment Profile 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.

DETACH AND MAIL THIS STUB WITH YOUR PROCESSING FEE
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK.

2016

[redacted]

RECORD ID# [redacted]	
PARCEL NO:	
[redacted]	
Please Respond By	**Document Fee**
10/07/2016	**$83.00**

ORDER ONLINE
First-Documents.com
Record ID# 1007286

PAY BY PHONE
1-888-550-9588
Se habla español

PAY B[redacted]
FIRST DOCUMENTS
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 posses 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

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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.

[redacted]ments 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.
This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer.