

PROPERTY PROFILE INC  
449 W Foothill Blvd #519  
Glendora, CA 91741  
PHONE: 1-888-411-7842

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**

~~4019 Fairacres Rd~~  
~~4019 Fairacres Rd~~  
Kearney, NE 68845-2324

SCH 5-DIGIT 68847

Property ID#	9078205
Service Fee	\$86.00
Please Respond By	08/02/2019



Detach and mail

August 2019

Please Respond by  
08/02/2019

Property ID#  
9078205

PAY BY PHONE  
1-888-411-7842

Se habla español

Property Profile Inc 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 4019 Fairacres Rd - Kearney, NE 68845 was, in fact, transferred and/or has interest to the individual(s) Jeffrey Kuhn.

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 Grant Deed or other record of title was recorded in your name ~~Jeffrey Kuhn~~ on 20170000, which indicates your ownership and/or interest in the specified property below.

**BUFFALO COUNTY PUBLIC INFORMATION**

Recording Date: 20170000  
Transaction Amount: N/A

Year Built: 1972  
Square Feet: 1708

Land Use Desc: SFR  
Carrier Code: R013

Property Address: ~~4019 Fairacres Rd~~ - Kearney, NE 68845

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

Property Profile Inc 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.

021G554-236511JVLDJ654S1


  
Kearney, NE 68845-2324

Property ID#	9078205
Service Fee	\$86.00
Please Respond By	08/02/2019



**ORDER ONLINE**  
**PropProfile.com**  
 Property ID# 9078205



**PAY BY PHONE**  
 1-888-411-7842  
 Se habla español



**PAY BY MAIL**  
 Make check payable to:  
**PROPERTY PROFILE INC**  
 PO BOX 876 Glendora, CA 91740

**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.

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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.**

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**Property Profile Inc:** 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

# Don't pay \$83 for property deed copy, John says

Register of Deeds says  
California firm's mailing  
a solicitation, not a bill

By **KIM SCHMIDT**  
Hub Staff Writer

KEARNEY — Buffalo County residents are again being warned about a deed notice being sent through the mail asking residents to pay for copies of their records.

Kellie John, Buffalo County Register of Deeds, said within the last few weeks several taxpayers have contacted her office about paying for copies of their records. Several residents have received an authentic-looking solicitation from an out-of-state company asking residents to pay \$83 for the copies.

John issued a similar warning in January when Buffalo County taxpayers received similar notices.

Monday, John said a taxpayer called the phone number on the notice and asked a woman who answered why she needed to pay the out-of-state company to get her records when she could go to the courthouse and obtain copies of the same copies for a minimal fee. The woman became irritated with the taxpayer, John said, and was anxious to hang up.

"We have calls daily and people coming in," John said. "At least people are asking about this and being cautious, and that's a great thing."

The mailing says the company, Record Transfer Services of Westlake Village, Calif., recommends that homeowners obtain a copy of their deed to provide evidence that the property was transferred. The notice does later say it is a solicitation, not a bill, and that homeowners are under no obligation to pay the amount stated.

John said the information in her office and the Buffalo County Assessor's Office is a public record, and copies can be obtained at the Buffalo County Courthouse during regular business hours for 50 cents a page.