

SAMPLE REPORT: MUNICIPAL LIEN SEARCH

A Municipal Lien Search Report will uncover unrecorded municipal debt attached to a property that may affect a new owner. The following report is based on real amounts owed and property issues uncovered by our property analysts.

Report Coverage

- ✓ Property Taxes
- ✓ Tangible Taxes
- ✓ Public Special Assessments
- ✓ Permit History
- ✓ Current Utility Balance
- ✓ Name of Property Analyst
- ✓ Date of Completion
- ✓ Building Violations
- ✓ Utility Liens
- ✓ Utility Services
- ✓ Code Enforcement Issues
- ✓ Permit Status
- ✓ Owner Name(s)
- ✓ Parcel ID

Inside The Report

W9: Not included if there is no outstanding debt.

Checks Payable Page: Lists all of the Entity Departments with outstanding debt and the address to remit payment.

Divider Pages: Provides detail of the governing entity's department with the report issue, contact information, and additional notes alerting to specific issues and instructions for resolution.

Additional Permitting Info Page: In order to assist your closing better, whenever possible, our analysts include information on next steps to properly close out an open or expired permit.

Utility Ledgers Provided: When available we will provide ledgers regardless if there is a balance, even when it's been paid in full.

Additional Benefits

1. We begin processing your order the minute we receive it.
2. Email alerts communicating problems as we learn them in real-time.
3. Email communications that include estimated time of completion of the report and expected municipal fees when applicable, an alert if the municipality turnaround may exceed your closing date, and real-time alerts if an issue is found while pending other information.
4. You can set what level of communications you would like to receive to best fit your daily workflow.

Please Note: Depending on your location, this report provides important property information to help buyers/investors make accurate purchasing decisions. It also fulfills a real estate contract's requirement for a municipal lien search, which is typically performed by a title agent or real estate attorney. The line item for a municipal lien search can typically be found under the closing costs section. If you are a homebuyer or investor, be sure to confirm this item is checked off by your trusted real estate agent, who will prepare the contract.

MUNICIPAL LIEN SEARCH REPORT

1234 Sample Report Street City, State 55555

Owner(s): John & Joan Smith

Our File #: 18-253644

Parcel ID: 00-00-00-00-000-0000

✗ Property Taxes

2019: DUE, \$106,949.60
2018: TAX CERT ISSUED, \$116,078.23*
2017: TAX CERT ISSUED, \$115,625.55*
Taxes Owed Prior to 2017?: NO

✗ Special Assessments

RECEIVED: 5/25/20

Fees Outstanding: \$576.05*

✗ Code Enforcement

RECEIVED: 5/25/20

Code Violations: Open
Code Liens: YES, \$502,875.13*

✗ Permitting

RECEIVED: 5/25/20

Permit Status: Open
Building Code Violations: YES

✗ Public Works

RECEIVED: 5/20/20

Services: Sewer, Solid Waste & Water
Amount Due: \$665.79*
Utility Liens: YES

Completed By: Property Analyst

Report Compiled on: 5/25/2020

Checks Payable To:

Special Assessment

City Special Assessment
City Finance Department
555 City Avenue
City, State 55555

Code Enforcement

City Code Department
555 City Street Suite 105
City, State 55555

Public Works

City Utilities
City Utility Department
1234 City Street Suite 100
City, State 55555

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. City Board of Commissioners		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input checked="" type="checkbox"/> Other (see instructions) ▶ _____		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U. S.)</i>
	5 Address (number, street, and apt. or suite no.) 38053 Live Oak Avenue		Requester's name and address (optional)
	6 City, state, and ZIP code City, State 55555		
	7 List account number(s) here (optional)		
	Government Entity		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number										
or										
Employer identification number										
5	9	-	6	0	0	0	7	9	3	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ <i>Nichole Abbott</i>	Date ▶ <i>2-12-15</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/irw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Property Appraiser

County Property Appraiser — 555-555-5555

Doug Funny, CFA, CCF, MCF
 County Property Appraiser
 www.property-appraiser.org
 County Government Center
 5555 County Road, City State 55555
 Ph: (555) 555-5555 Fax:(555) 555-5555

Parcel: 00-00-00-00-000-0000



Owner Information

Owner Name	JOHN SMITH JOAN SMITH
Mailing Address	1234 Sample Report Street CITY, STATE 55555
Physical Address	1234 SAMPLE REPORT ST, CITY 55555
Description	SINGLE FAMILY-IMPROVED
Tax District	District 1 - CITY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/26/2018, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/03/2017	
Land	\$14,200	Land	\$11,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$200	Extra Features	\$200
Buildings	\$86,700	Buildings	\$77,000
Appraised(just)	\$101,100	Appraised(just)	\$88,600
Assessed(estimated)	\$90,460	Assessed*	\$88,600
Exemption(estimated)	\$50,500	Exemption	\$50,500
Taxable(estimated)	\$39,960	Taxable	\$38,100
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5291-2432	\$0	2018-02-15	FJ
1	4749-1201	\$95,000	2015-03-03	WD
2	3823-1048	\$60,000	2009-03-31	SW
3	3798-1056	\$100	2009-02-10	CT
4	1807-2615	\$71,900	2000-11-17	SW
5	1771-1325	\$4,900	2000-08-11	WD
6	1392-0805	\$0	1997-01-31	QC
7	1250-2197	\$0	1994-03-17	DC
8	0518-0682	\$7,000	1981-02-11	WD

Property Taxes

County Tax Collector — 555-555-5555

There are tax certificates issued on this property. Please contact County Tax Collector for more information.



Bill History — Real Estate Account At 1234 SAMPLE REPORT STREET,

Real Estate Account #R00-00-00-000-0000

Parcel details

Latest bill

Full bill history

Get Bills by Email

Apply for the 2017 Installment Payment Plan

Amounts as of 05/25/2018

Bill	Balance	Pay all: \$338,653.38		
2016 Annual Bill	\$106,949.60	Pay this bill: \$106,949.60		Print (PDF)
2015 Annual Bill	\$116,078.23	Pay this bill: \$116,078.23		Print (PDF)
Issued certificate #1226	Face \$110,544.74 Rate 0.25%	06/01/2016	Certificate issued	
		05/02/2016	Advertisement file created	
2014 Annual Bill	\$115,625.55	Pay this bill: \$115,625.55		Print (PDF)
Issued certificate #1549	Face \$110,113.62 Rate 0.25%	06/01/2015	Certificate issued	
		04/24/2015	Advertisement file created	
2013 Annual Bill	\$0.00	11/26/2013	Paid \$85,514.11 Receipt #020337	Print (PDF)
2012 Annual Bill	\$0.00	11/30/2012	Paid \$84,166.16 Receipt #018907	Print (PDF)
2011 Annual Bill	\$0.00	11/29/2011	Paid \$84,181.32 Receipt #0501441	Print (PDF)
2010 Annual Bill	\$0.00	12/29/2010	Paid \$110,470.20 Receipt #3007941	Print (PDF)
2009 Annual Bill	\$0.00	03/16/2010	Paid \$119,264.35 Receipt #2606708	Print (PDF)
2008 Annual Bill	\$0.00	12/31/2009	Paid \$150,366.45 Receipt #3005474	Print (PDF)
Redeemed certificate #2601	Face \$137,708.25 Rate 15.75%	12/31/2009	Certificate redeemed	
		06/01/2009	Certificate issued	
		05/01/2009	Advertisement file created	
2007 Annual Bill	\$0.00	08/27/2009	Paid \$148,202.06 Receipt #2700432	Print (PDF)
Redeemed certificate #1957	Face \$131,729.61 Rate 10%	08/27/2009	Certificate redeemed	
		06/01/2008	Certificate issued	
		04/19/2008	Advertisement file created	
2006 Annual Bill	\$0.00	04/01/2008	Paid \$139,918.02 Receipt #1201054	Print (PDF)
		<i>Effective 03/31/2008</i>		
Redeemed certificate #901	Face \$133,249.30 Rate 0.25%	04/01/2008	Certificate redeemed	
		06/01/2007	Certificate issued	
		04/21/2007	Advertisement file created	
2005 Annual Bill	\$0.00	04/01/2008	Paid \$121,601.34 Receipt #1201053	Print (PDF)
		<i>Effective 03/31/2008</i>		
Redeemed certificate #593	Face \$115,804.85 Rate 0.25%	04/01/2008	Certificate redeemed	
		06/01/2006	Certificate issued	
		04/22/2006	Advertisement file created	
2004 Annual Bill	\$0.00	01/04/2005	Paid \$75,428.10 Receipt #2004-8028217	Print (PDF)
		<i>Effective 12/31/2004</i>		
2003 Annual Bill	\$0.00	12/02/2003	Paid \$67,650.24 Receipt #2003-8023014	Print (PDF)
		<i>Effective 11/30/2003</i>		
2002 Annual Bill	\$0.00	04/02/2003	Paid \$78,491.71 Receipt #2002-2400862	Print (PDF)
		<i>Effective 03/31/2003</i>		
2001 Annual Bill	\$0.00	11/28/2001	Paid \$81,459.10 Receipt #2001-2200108	Print (PDF)
2000 Annual Bill	\$0.00	11/28/2000	Paid \$84,615.23 Receipt #2000-2101555	Print (PDF)
1999 Annual Bill	\$0.00	12/03/1999	Paid \$88,059.11 Receipt #1999-7106202	Print (PDF)
		<i>Effective 11/30/1999</i>		
1998 Annual Bill	\$0.00	12/04/1998	Paid \$77,109.96 Receipt #1998-3201141	Print (PDF)
		<i>Effective 11/30/1998</i>		
1997 Annual Bill	\$0.00	12/06/1997	Paid \$72,062.89 Receipt #1997-3600705	Print (PDF)
		<i>Effective 11/30/1997</i>		
1996 Annual Bill	\$0.00	12/06/1996	Paid \$71,174.52 Receipt #1996-4900673	Print (PDF)
1995 Annual Bill	\$0.00	12/01/1995	Paid \$72,836.44 Receipt #1995-2908014	Print (PDF)
		<i>Effective 11/30/1995</i>		
1994 Annual Bill	\$0.00	12/07/1994	Paid \$102,305.88 Receipt #1994-4901278	Print (PDF)
		<i>Effective 11/30/1994</i>		
1993 Annual Bill	\$0.00	11/24/1993	Paid \$112,334.48 Receipt #1993-4504989	Print (PDF)
1992 Annual Bill	\$0.00	12/23/1992	Paid \$101,483.89 Receipt #1992-3000501	Print (PDF)
		<i>Effective 12/18/1992</i>		
Total Balance	\$338,653.38	Pay all: \$338,653.38		

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R110000-000000000000		1058130		300

**See back for code description

1234 SAMPLE REPORT STREET LLC

Prior Year(s) Taxes Due

1234 SAMPLE REPORT STREET, CITY STATE 55555

2016 Return Mail

SUBDIVISION PB 1 PG 335 LOTS 2, 3, 4 & LOT 5 LESS
See Additional Legal on Tax Roll

MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

AD VALOREM TAXES						
TAXING AUTHORITY		MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
CO	407-742-1800	6.7000	2,824,400	0	2,824,400	18,923.48
SAVE OSC MAN	407-742-1800	0.0500	2,824,400	0	2,824,400	141.22
EMER MED SRV	407-742-1800	1.0682	2,824,400	0	2,824,400	3,017.02
SCH STATE LW	407-870-4823	4.6570	2,824,400	0	2,824,400	13,153.23
SCH LOCAL BD						
CAPITAL OUTLAY	407-870-4823	1.5000	2,824,400	0	2,824,400	4,236.60
DISCRETIONARY	407-870-4823	0.7480	2,824,400	0	2,824,400	2,112.65
SFWMD EVERG	561-686-8800	0.0471	2,824,400	0	2,824,400	133.03
SO FL WATER	561-686-8800	0.1359	2,824,400	0	2,824,400	383.84
SFWMD OKEE	561-686-8800	0.1477	2,824,400	0	2,824,400	417.16
LIBRARY DIST	407-742-1800	0.3000	2,824,400	0	2,824,400	847.32
SAVE OSC DBT	407-742-1800	0.1428	2,824,400	0	2,824,400	403.32
TOTAL MILLAGE		15.4967	AD VALOREM TAXES			\$43,768.87

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
Fire Hotel Room	407-742-1800 @ 261.9300	56,838.81
W 192 Phs 1 Mnt	407-742-1800	3,226.88
NON-AD VALOREM ASSESSMENTS		\$60,065.69

COMBINED TAXES AND ASSESSMENTS	\$103,834.56
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If Received By	Apr 28, 2017	May 31, 2017			
Please Pay	\$106,949.60	\$106,979.35			

If Received By	Apr 28, 2017	May 31, 2017			
Please Pay	\$106,949.60	\$106,979.35			

MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

1234 SAMPLE REPORT STREET LLC

Prior Year(s) Taxes Due

2016 Return Mail



**See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R110000-000000000040		1058130		300

RETURN WITH PAYMENT.

PARCEL ACCOUNT NUMBER	ESCROW CD		
R110000-000000000000	1058130		300

**See back for code description

Prior Year(s) Taxes Due

DELINQUENT TAXES MUST BE PAID BY CASH, CASHIER'S CHECK, CREDIT CARD, WIRE TRANSFER OR MONEY ORDER
 MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

AD VALOREM TAXES							
TAXING AUTHORITY		MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
CO	407-742-1800	6.7000	2,812,300	0	2,812,300	18,842.41	
SAVE OSC MAN	407-742-1800	0.0500	2,812,300	0	2,812,300	140.62	
EMER MED SRV	407-742-1800	1.0682	2,812,300	0	2,812,300	3,004.10	
SCH STATE LW	407-870-4907	5.0130	2,812,300	0	2,812,300	14,098.06	
SCH LOCAL BD							
CAPITAL OUTLAY	407-870-4907	1.5000	2,812,300	0	2,812,300	4,218.45	
DISCRETIONARY	407-870-4907	0.7480	2,812,300	0	2,812,300	2,103.60	
SFWM D EVERG	561-686-8800	0.0506	2,812,300	0	2,812,300	142.30	
SOFL WATER	561-686-8800	0.1459	2,812,300	0	2,812,300	410.31	
SFWM D OKEE	561-686-8800	0.1586	2,812,300	0	2,812,300	446.03	
LIBRARY DIST	407-742-1800	0.3000	2,812,300	0	2,812,300	843.69	
SAVE OSC DBT	407-742-1800	0.1686	2,812,300	0	2,812,300	474.15	
TOTAL MILLAGE		15.9029	AD VALOREM TAXES				\$44,723.72

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY		RATE	AMOUNT
Fire Hotel Room	407-742-1800	@ 250.0000	54,250.00
W 192 Phs 1 Mnt	407-742-1800		3,213.05
NON-AD VALOREM ASSESSMENTS			\$57,463.05

COMBINED TAXES AND ASSESSMENTS	\$102,186.77
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Face: 110,544.74	Cert #1226	If Received By	Apr 28, 2017	May 31, 2017	Jun 30, 2017
Rate: 0.25%	Bidder #2932418	Please Pay	\$116,078.23	\$116,078.23	\$116,078.23

COUNTY TAX COLLECTOR	407-742-4000	NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2015			
Face: 110,544.74	Cert #1226	If Received By	Apr 28, 2017	May 31, 2017	Jun 30, 2017
Rate: 0.25%	Bidder #2932418	Please Pay	\$116,078.23	\$116,078.23	\$116,078.23

MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

Prior Year(s) Taxes Due



**See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
		1058130		300

RETURN WITH PAYMENT.

PARCEL ACCOUNT NUMBER	ALT KEY	EXEMPTION CODES	MILLAGE CODE
R110000-000000000000	1055974		300

**See back for code description

DELINQUENT TAXES MUST BE PAID BY CASH, CASHIER'S CHECK, CREDIT CARD, WIRE TRANSFER OR MONEY ORDER
MAILING ADDRESS: PO BOX 422105 • KISSIMMEE, FL 34742-2105

AD VALOREM TAXES							
TAXING AUTHORITY	MILL RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED		
	407-742-1800	6.7000	3,421,440	0	3,421,440	22,923.65	
SAVE OSC MAN	407-742-1800	0.0500	3,421,440	0	3,421,440	171.07	
EMER MED SRV	407-742-1800	1.0682	3,421,440	0	3,421,440	3,654.78	
SCH STATE LW	407-870-4907	5.1270	3,843,400	0	3,843,400	19,705.11	
SCH LOCAL BD							
CAPITAL OUTLAY	407-870-4907	1.5000	3,843,400	0	3,843,400	5,765.10	
DISCRETIONARY	407-870-4907	0.7480	3,843,400	0	3,843,400	2,874.86	
SFWM D EVERG	561-686-8800	0.0548	3,421,440	0	3,421,440	187.49	
SO FL WATER	561-686-8800	0.1577	3,421,440	0	3,421,440	539.56	
SFWM D OKEE	561-686-8800	0.1717	3,421,440	0	3,421,440	587.46	
LIBRARY DIST	407-742-1800	0.2566	3,421,440	0	3,421,440	877.94	
SAVE OSC DBT	407-742-1800	0.1773	3,421,440	0	3,421,440	606.62	
TOTAL MILLAGE					16.0113	AD VALOREM TAXES	\$57,893.64

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
Fire Hotel Room	407-742-1800 @ 178.6500	39,660.30
W 192 Phs 1 Mnt	407-742-1800	4,238.82
NON-AD VALOREM ASSESSMENTS		\$43,899.12

COMBINED TAXES AND ASSESSMENTS	\$101,792.76
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Face: 110,113.62 Rate: 0.25%	Cert #1549 Bidder #540852	If Received By Please Pay	Apr 28, 2017 \$115,625.55	May 31, 2017 \$115,625.55	Jun 30, 2017 \$115,625.55
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COUNTY TAX COLLECTOR

407-742-4000

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 2014

Face: 110,113.62 Rate: 0.25%	Cert #1549 Bidder #540852	If Received By Please Pay	Apr 28, 2017 \$115,625.55	May 31, 2017 \$115,625.55	Jun 30, 2017 \$115,625.55
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MUST BE PAID IN U.S. FUNDS THROUGH A U.S. BANK (NO POST DATED CHECKS) TO BRUCE VICKERS, TAX COLLECTOR • PO BOX 422105 • KISSIMMEE, FL 34742

RETURN WITH PAYMENT



**See back for code description

PARCEL ACCOUNT NUMBER	ESCROW CD	ALT KEY	EXEMPTION CODES	MILLAGE CODE
		1055974		300

Tangible Taxes

Pinellas County Tax Collector — 727-464-7777 x1

Tangible taxes are not applicable to this property

Special Assessments

County Special Assessments — 555-555-5555

There are special assessments due on this property.

SPECIAL ASSESSMENT

PAYOFF LETTER

Keith Simpson

Clerk & Comptroller

County

PCN#: 00-00-00-00-000-0000

ACCOUNT#: 2SHADYPA20010386

OWNER: SMITH, JOHN & JOAN

LEGAL: SHADY PINES EST LT 12

RESOLUTION	NUMBER	BOOK	PAGE	DATE
CONFIRMING	R2001	012274	00220	01/26/2001

ASSESSMENT

PRINCIPAL BALANCE

ANNUAL TAX AMOUNT

\$2,387.50

\$576.05

\$216.68

The payoff of this assessment is good through the "PAYMENT-DATE" below. Please note that interest accrues monthly and no per-diem rate applies. Payments must be postmarked by the "PAYMENT-DATE" in order to avoid additional interest. Please include a copy of this letter with your payment. For questions, please email us at FSAHelp@myclerk.com or call us at (555) 555-5555.

PAYMENT-DATE	PRINCIPAL	INTEREST	TOTAL DUE
06/23/2018	\$576.05	\$24.96	\$601.01

We offer the following options:

1. Pay online with a credit card (Visa, MasterCard, or Discover) at www.myclerk.com/FSA
2. Mail a check payment payable to the **Board of County Commissioners** and send the payment to: City Finance Department
3. Pay in person at our Revenue Department located at City Finance Department 555 City Avenue City, State 55555

We offer the following payment options in person:

- a) Cash
- b) Check
- c) Credit Card (Visa, MasterCard, or Discover)

Code Enforcement

County Code Enforcement — 555-555-5555

There are open code enforcement violation(s) on this property.

*This report provides unrecorded municipal debt search results. Any recorded code enforcement liens contained herein are provided for informational purposes only and may

not be relied upon in lieu of a title search.

May 25th, 2018

PropLogix
1651 Whitfield Avenue, Ste 101
Sarasota, FL 34243

**COUNTY
COMMUNITY
DEVELOPMENT**

RE: 1234 SAMPLE REPORT ST / 00-00-00-00-000-0000

**Planning Zoning &
Code Enforcement
Department**

To whom it may concern,

In response to your request research of the Code Enforcement records find the following issue on the above mentioned property:

Ashley Spinelli
Administrator

CT16-02562 – Code Board Status – Heard at the August 17, 2016 Code Enforcement Board hearing. Found in violation respondent had until September 16, 2016 to comply. Property remains in violation and has a current lien of \$502,875.13.

Dwight Schrute
Planning & Zoning

For further assistance with this case please contact JimHalpert at 555-555-555.

Jim Halpert
Code Enforcement Manager

If we can be of further assistance, please do not hesitate to contact the Code Enforcement Office at **555-555-5555**.

Leslie Knope
*Chief Code Enforcement
Officer*

**Sincerely,
Community Development**

**County
Code Enforcement
555 City Street
Ste. 55
City, State 55555
Tel. 555-555-5555
Fax. 555-555-5555**

This information is not intended for guaranteeing or insuring title to any property and should not be relied upon in lieu of a search of the Official Records of County, State maintained by the County Clerk of Courts.

Permitting

Osceola Building Department — 407-742-2275

There are building code violation(s) on this property; these violation(s) may result in open code violations and/or open/expired permits.

Please contact County Building Department for more information.

May 25th, 2018

PropLogix
1651 Whitfield Avenue, Ste 101
Sarasota, FL 34243

**COUNTY
COMMUNITY
DEVELOPMENT**

RE: 1234 SAMPLE REPORT ST / 00-00-00-00-000-0000

**Planning Zoning &
Code Enforcement
Department**

To whom it may concern,

Ashley Spinelli
Administrator

In response to your request research of the Building Office records finds the following issue(s) on the above mentioned property:

Dwight Schrute
Planning & Zoning

BCT16-0109 – Unpermitted activity, construction of a laundry room in room 108. Other work being done on the property without permits – In violation Status

Jim Halpert
Code Enforcement Manager

BCT16-0132 – Demolition – In violation Status

Leslie Knope
*Chief Code Enforcement
Officer*

For further assistance on corrective action and/or total fess due please contact the **Permitting Office at **555-555-5555**.**

Sincerely,
COMMUNITY DEVELOPMENT

**County
Code Enforcement
555 City Street
Ste. 55
City, State 55555
Tel. 555-555-5555
Fax. 555-555-5555**

This information is not intended for guaranteeing or insuring title to any property and should not be relied upon in lieu of a search of the Official Records of the County, maintained by the County Clerk of Courts.

Additional Permitting Info

For assistance with resolving open/expired permit issues, please visit our [resolutions page](#).

Sunset Lien, our expert resolution partner, will contact you shortly.

Contact

Bruce Cooper - 555-555-5555

Department

City Permitting Department

Permit Numbers

BCT16-0109 BCT16-0132

Close Out Requirements *

BCT16-0109 - Work without proper permitting. In violation status and may have additional fees due. BCT16-0132 - This is an active demolition permit, once the property has been demoed, it must be reinspected to void and close out permit. May have additional permit fees due.

Please contact Bruce for more information

Estimated Fees

Unknown Fees

*Although great care has been taken to ensure the accuracy, completeness and reliability of PropLogix property reports, this information is being provided as a courtesy to assist in the process of building permit issue remediation and is provided for informative purposes only.

Utilities

County Utilities — 555-555-5555 ex. 55

There are utility liens against this property. The City provides sewer and water, but while the account is inactive, the County has jurisdiction over billing. Please contact County Utilities for more information.

County Utilities Title Disclosure Statement

Date of Request: **5/20/18**

Premise: **6000031288**

Is there a Lien? (Y/N)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If answer is "Yes," request a payoff from the lien desk.
Requestor's Name:		
Company Name:	Proplogix	
Email/Fax:	propertyanalyst@proplogix.com	
Phone Number:		
Regarding:	County Utility Charges	
Prepared by:	UTLCollections@county.org	

You recently inquired about the account below. The following is information only as of this date and does not establish all final charges.

Property Address:	1234 Sample Report St	
Parcel Number:	00-00-00-00-000-0000	
Contract Account:	000000	
Name on Active Account:	Joan Smith	
Owner's Name (Per Property Appraiser):	John and Joan Smith	
Closing Date:		
Services Provided:	water, sewer, utilities tax, backflow	
Current Account Balance:	\$665.79	
Charges represent services through billing period:	08-16-17 10-13-17	<u>Be advised for your calculations:</u> Additional charges will accrue after this billing period, up to the Final Read Date.
Bill Due Date:		
Date of next billing:	6/14/18	
Average Bimonthly Bill:	\$300.00	
Deposit Held on Account:	\$75.00	
<u>Critical Information:</u> Utility charges stay with the property and if not paid, will be transferred to the new owner. Account will continue to bill ongoing charges until closed. If there is a change to the closing date the buyer/seller is responsible for notifying PCU of the change. Be advised, there may be additional fees and charges incurred on the account.		

If there are any questions, please call us at (555)555-5555.

County Code Section 126-2, subject to the provisions of State Statute Section 125.485, states that unpaid fees for County water or sewer systems will result in a lien on the property. This is a statutory lien, enforceable under the provisions of the State Statutes authorizing the Board of County Commissioners to provide adequate remedies for nonpayment of water and sewer bills.

