



Daniel J. O'Connor Jr.

Franklin County Recorder

Press Release

FOR IMMEDIATE RELEASE

September 4, 2018

Contact-

Community Outreach Department

(614) 525-3832

Franklin County Recorder Daniel O'Connor Files Complaint with AG's Office to Stop Scammers

Columbus, Oh-Today, Franklin County Recorder Daniel J. O'Connor, Jr. filed a complaint with the Ohio Attorney General's office as homeowners continue to report receiving, what appears to be, illegal solicitations. The attached letters, which were shared with the Recorder's Office, asks the homeowners for a fee of \$79 to obtain basic information about their property. However, this information can be accessed for free online or by contacting county agencies.

In February 2018, the Ohio Legislature passed House Bill 52-that regulated these deceptive practices in several ways, most notably by limiting their billing capability, mandating certain disclosures on the letters, and requiring certain notification to the Recorder's Office. The solicitations in question did not comply with these new regulations.

"Unfortunately, sometimes it is not enough to just pass legislation, we have to call out these bad actors and make sure they are being held accountable for their unlawful actions," said O'Connor. "I encourage anyone who believes they have received this type of illegal solicitation to also file a consumer complaint with the Ohio Attorney General's office to end this predatory behavior."

This scam of charging people for public information on their property has been ongoing for years, and the elderly are particularly vulnerable. It is unclear how widespread these practices are, but it is believed they are targeting recent transfers of property. It is important to note that the public never has to go through a third party to access public information. Franklin County property information can be obtained at www.recorder.franklincountyohio.gov or by contacting the customer service department in the Recorder's Office at (614) 525-3930.

Anyone who believes they have been wrongfully solicited or were a victim of this scam may file a complaint through the Attorney General's website by visiting www.ohioattorneygeneral.gov or calling their help center at 800-282-0515.

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LOCAL RECORDS OFFICE
605 N High St. PMB 228
Columbus, OH 43215
Phone: (800) 790-0721

FRANKLIN COUNTY
PUBLIC INFORMATION

2018 JUN 12 PM 2: 53

Return By:

07/09/2018

2060518-LRX OUH38080605 DIGIT



2018-LRO

CODE ID: OUH38080605-2004

Local Records Office has no affiliation with any federal, state or local entity.

LOCAL RECORDS OFFICE

Local Records Office identifies Adam Bunds as the property owner of [REDACTED] by a recently recorded transferred title on the property. Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, legal description, property history, neighborhood demographics, public and private schools report and more.

Records obtained through public information show a deed was recorded in your name [REDACTED] on 2018-05-23 which indicates your ownership and interest in the specified property below.

FRANKLIN COUNTY PUBLIC INFORMATION

Legal Property Address [REDACTED]

Purchase or Transfer Information

| | |
|----------------|------------|
| Transfer Date: | 2018-05-23 |
| Doc. Number: | [REDACTED] |
| Sale Amount: | N/A |
| Property ID: | [REDACTED] |

Property's Characteristics

| | |
|--------------|---------|
| Year Built: | 1999 |
| Lot Sq. Ft: | N/A |
| Square Feet: | 1621 SF |
| Pool: | N/A |

For a complete property profile please detach coupon and return with a \$79 processing fee in the envelope provided. You will receive your report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for a property profile cannot be obtained, your processing fee will be immediately refunded.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR RECORD IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS A BILL DUE. 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 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. NO ACTION IS LEGALLY REQUIRED BY THE PERSON BEING SOLICITED.

Please detach coupon and mail with your check

CODE ID: OUH38080605-2004

| | |
|-----------------|------------|
| PROPERTY ID NO. | [REDACTED] |
| RETURN BY: | 07/09/2018 |
| SERVICE FEE | \$ 79.00 |
| CHECK NO. | |



Make check payable to:

LOCAL RECORDS
605 N High St. PMB 228
Columbus, OH 43215

Please check box if your mailing address is different and print mailing address on reverse side.

Phone Number (_____) - _____
Please write the PROPERTY ID NO. On the lower left corner of your check.

Local Records Office: In the United States anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County records where Local Records Office runs powerful on-line tools to gather information of the property such as: Property Characteristics, Property History, Sale Loan Amount, Assessment and Tax Information, Nearby Neighbors, Comparables, Neighborhood Demographics, Private and Public Schools Reports, Plat Map, and more.

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, not those which can be removed, such as equipment.

Real Property Records are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse and Property Tax Assessor's offices.

Property Title refers to a formal document that serves as evidence of ownership. Conveyance of the document may be required in order to transfer ownership in the property to another person. Title is distinct from possession, a right that often accompanies ownership, but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

DISCLAIMER: Local Records Office is not affiliated with any State of the United States or the County Records. Local Records Office is an analysis and retrieval firm that uses multiple resources that provide supporting values and evidence that is used to execute property reports.

Local Records Office is not affiliated with the county, nor affiliated with any government agencies. This offer serves as a soliciting for services and not to be interpreted as a bill due. This Service to obtain a property profile is not associated with any Governmental Agency. This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by agency of 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. No action is legally required by the person being solicited

Property Detail Report: Is a comprehensive report that summarizes all the information related to the property, including owner, location, tax, history, property characteristic and more.

Comparable Values: Is the dollar amount that the seller or retailer considers property or merchandise to be worth.

Foreclosure Activity Report: Includes information regarding the number of properties that are in the foreclosure process, the addresses of these homes, and dates regarding auctions and notices of default.

Public and Private Schools Report: The education area of the report has information regarding student teacher ratios, school addresses, the distance from the home to local schools, and the student grade populations.

Neighborhood Demographics: This report provides you with an in-depth look at the neighborhood of the property, including the people (population), the housing statistics, quality of life information, schools, and other.

Crime Report: This report includes the Uniform Crime Report, or UCR. This report helps by knowing how the crimes are happening: assault, motor vehicle theft, arson, murder, rape, theft, and burglary.

Mailing Address

Address:

City:

State:

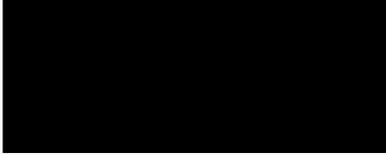
Zip Code:

LOCAL RECORDS OFFICE
605 N High St. PMB 228
Columbus, OH 43215
Phone: (800) 790-0721

Return By:

09/10/2018

2060518-LRX OUH48090808 DIGIT



2018-LRO

CODE ID: OUH48090808-240

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LOCAL RECORDS OFFICE

Local Records Office identifies Thomas Meyer as the property owner of [REDACTED] by a recently recorded transferred title on the property. Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, legal description, property history, neighborhood demographics, public and private schools report and more.

Records obtained through public information show a deed was recorded in your name [REDACTED] on 2018-07-27 which indicates your ownership and interest in the specified property below.

FRANKLIN COUNTY PUBLIC INFORMATION

Legal Property Address: [REDACTED]

Purchase or Transfer Information

| | |
|-----------------------|------------|
| Transfer Date: | 2018-07-27 |
| Doc. Number: | [REDACTED] |
| Sale Amount: | \$279,900 |
| Property ID: | [REDACTED] |

Property's Characteristics

| | |
|---------------------|----------|
| Year Built: | 1972 |
| Lot Sq. Ft: | 10019 SF |
| Square Feet: | 1984 SF |
| Pool: | N/A |

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Please detach coupon and mail with your check

CODE ID: OUH48090808-240

| | |
|------------------------|------------|
| PROPERTY ID NO. | [REDACTED] |
| RETURN BY: | 09/10/2018 |
| SERVICE FEE | \$ 79.00 |
| CHECK NO. | |



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Mailing Address

Address:

City:

State:

Zip Code: