

# **OPEN LIEN REPORT**

Rev. 20201015



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## **Overview**

The Open Lien Report focuses specifically on the current owner's open liens, the lien position, last market sale, property tax status and foreclosure status, if any. Additionally, basic property characteristics and owner information, including vesting, are provided. This report is designed to provide the user with a snap shot of the current owner's lien and property tax exposure.

The various sections are described below.

# **Before We Begin:**

The Open Lien Report sources data from the following: County Recorder, County Assessor, and First American Title Plant data (where available). Coverage information is found in the Help Menu > Geo-Coverage in DataTree.

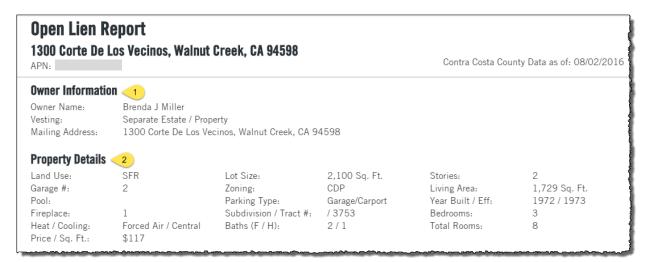
The Tax Status section will use Title Plant information and switch to Assessor's information if plant data is unavailable.

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# **Property and Ownership Information:**

The top of the report contains the owner and property information. Foreclosure information will also be displayed here. Note that you can order the Foreclosure Report directly through the Open Lien Report.

## Example One:

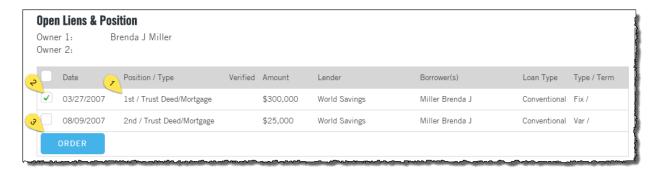


#### Example Two, includes foreclosure data:



# **Open Liens and Positions:**

The current owner's open liens and the lien positions will be shown in the next section. As with other reports, selecting the checkbox next to the report will activate the Order button to order the document.



## **Last Market Sale:**

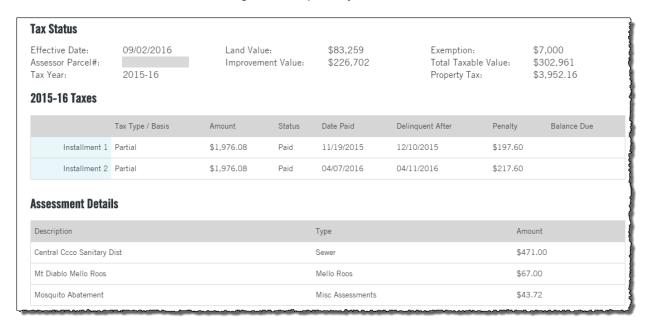
The most recent conveyance document will be found in this section. Remember that this is for the current owner only.



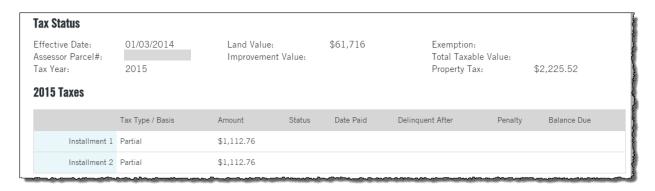
#### **Tax Status:**

The tax status section will include information from the First American title plant, if one is available for that county or the local County Assessor's information. The examples below show the differences between both.

Example One includes a county where a First American Title Plant has coverage. Note the assessment detail breakdown along with the penalty amounts.



Example Two shows county Tax Assessor data in lieu of the First American Title Plant information.



## **Verified Records Feature:**

In any report, you may see a green checkmark in the column labeled "Verified", as shown below. This indicates that the transaction has been found in multiple data sources.

