



Property Title Research

Standard Report

1234 Sample Street, Anytown, PA 19000

Subject property

Address	1234 Sample Street
City, State ZIP	Anytown, PA 19000
County	Example
APN	22-04-00892-00
Coordinates	40.063634, -75.390463

Data coverage summary

Identity	Present
Ownership	Present
Assessment	Present
Building	Present
Deeds	2 records
Mortgages	1 records
Liens	1 detected
Foreclosure	Not detected
Tax	Present
Overall coverage	High

Red flags summary

Foreclosure status	Not detected
Involuntary liens	1 detected
Tax delinquency	Yes
Recent distressed sale	No
Chain of title concerns	No
Preforeclosure filing	No
Notice of sale	No

Notice of default No

Overall status **Attention required**

Property risk flags

FEMA flood zone

Zone designation **Zone X**

Risk level **Minimal flood hazard**

Source: FEMA National Flood Hazard Layer

EPA environmental

UST sites within 500 ft None detected

UST sites within 0.25 mi **1 site(s)**

- Main St Service Station – 1100 ft

Superfund sites within 1 mi None detected

Source: EPA ECHO UST Registry • EPA SEMS/CERCLIS

HUD opportunity zone

Designation Not a Qualified Opportunity Zone

Source: HUD (2018 Tax Cuts & Jobs Act)

FCC broadband availability

Broadband data temporarily unavailable – FCC Broadband Map

Source: FCC National Broadband Map (2023 Fabric)

Government data disclosure: FEMA NFHL, EPA ECHO/SEMS, HUD Opportunity Zones, FCC Broadband Map. Area-level and proximity data – not a substitute for professional environmental assessment.

Current ownership

Owner name(s)	John A Doe & Jane B Doe
Owner type	Individual
Ownership rights	N/A
Ownership start	—
Length of ownership	N/A
Owner occupied	No

Mailing address

Street	567 Ocean Drive
City, State ZIP	Beach City, FL 33000

Property characteristics

Property type	Residential
Property subtype	Single Family
Land use	R2
Zoning	R-2
School district	Anytown Area School District
Vacant	No

Building details

Year built	2004
Living area	2,496 sq ft
Bedrooms	4
Bathrooms	2.5
Stories	2

Features

Air Conditioning, Central Air Conditioning, Garage, Attached Garage, Gas Heating, Central Heating, Basement, Finished Basement, Fireplace

Lot details

Lot size	0.31 acres (13,504 sq ft)
Topography	Level

Legal description

LOT 15, SAMPLE MANOR SUBDIVISION

Valuation summary

Estimated value

Estimated value	\$485,000
Value range	\$465,000 – \$510,000
Confidence	High
As of date	2026-01-15

Assessed value

Total assessed	\$425,000
Land value	\$145,000
Improvement value	\$280,000
Assessment year	2025

Equity position

Equity	\$187,000
Equity level	Moderate
Loan-to-value	Moderate

Ownership chain summary

Total transfers	2
First recorded	2015-08-22
Most recent	2021-03-15
Current ownership since	—

Chain indicators

Arms-length sales	0
Family/inter-family	0
Foreclosure deeds	0
REO/bank sales	0
Quit claim deeds	0

Last sale

Sale date	2021-03-15
Sale price	—
Price per sq ft	—
Document type	N/A
Transaction type	N/A
Recording date	—
Book/page	N/A
Buyer(s)	N/A
Seller(s)	N/A

Prior sale

Sale date	2015-08-22
Sale price	—
Price per sq ft	—
Document type	N/A
Recording date	—
Buyer(s)	N/A
Seller(s)	N/A

Deed history

Date	Type	Price	Grantor	Grantee
2021-03-15	Warranty Deed	\$412,000	SMITH ROBERT J	DOE JOHN A, DOE JA
2015-08-22	Warranty Deed	\$345,000	JOHNSON JAMES M, J	SMITH ROBERT J

[F] = Foreclosure [R] = REO [I] = Inter-family

Voluntary debt — Open mortgages

Total open mortgages	1
Reported balance	\$298,000
Loan types	N/A
First loan recorded	—
Last loan recorded	—

Mortgage history

Date	Lender	Amount	Type
2021-03-15	FIRST NATIONAL BANK	\$329,600	Conventional

Involuntary debt — Liens and judgments

Total involuntary liens	1 detected
Status	Liens detected

Lien #1

Lien type	Mechanics Lien
Document type	N/A
Amount	\$8,500
Recording date	2025-06-15
Release date	Not released
Creditor	N/A
Status	Active

Foreclosure status

Active foreclosure	No
Status	Not detected

No active foreclosure detected

Tax status

Annual tax amount	\$8,945
Tax year	2024
Delinquent year	2023
Exemptions	None
Tax default	Yes

Listing status

Status	Off Market (Sold)
List date	2021-01-15
Sold date	2021-03-15
Rental property	No
Agent 1 name	Michael Thompson
Agent 1 phone	(555) 123-4567
Agent 1 email	agent@samplerealty.com

Equity analysis

EST. VALUE

\$485,000

OPEN LIENS

\$8,500

EST. EQUITY

\$187,000

LTV

61.4%

Equity Level: **Moderate (38.6%)**

Confidence score

87%

Value range

\$465,000 – \$510,000

As of date

2026-01-15



Legal disclosure and use limitations

This report is provided solely for informational and research purposes and does not constitute, and shall not be relied upon as, a substitute for a full title search, title insurance, legal advice, tax advice, valuation, or a professional appraisal.

Information contained in this report is compiled from public records and data provided by third-party data aggregators. Such records may be incomplete, delayed, inaccurate, or subject to change without notice. Data is aggregated from multiple sources and normalized into a common format, which may introduce timing delays, data gaps, or interpretive differences from original source documents.

TitlePin expressly disclaims any representations or warranties, express or implied, regarding the accuracy, completeness, timeliness, or current status of the information contained herein. No duty of care, fiduciary obligation, or advisory relationship is created by the provision of this report.

Users are solely responsible for independently verifying all material facts with original recording offices, courts, municipalities, title professionals, attorneys, or other qualified professionals before making any investment, legal, or transactional decisions.

Data availability and completeness vary by jurisdiction and record type. Certain matters—including but not limited to recent filings, pending litigation, unrecorded interests, off-record agreements, bankruptcy actions, municipal violations, and court orders—may not be reflected in this report. Recording and reporting delays between counties and data providers may range from days to weeks or longer.

Any analysis, categorization, interpretation, or commentary included in this report represents non-binding, opinion-based analytical assistance intended to support decision-making. Such analysis does not constitute a legal determination, guarantee, prediction, or assurance of outcome.

This report is licensed for use solely by the requesting party for internal real estate investment research and due-diligence purposes. Limited internal sharing with advisors, partners, or clients involved in the same transaction is permitted. Public redistribution, resale, republication, or use as a substitute for professional services is prohibited without prior written consent from TitlePin.

Use of this report constitutes acceptance of these limitations.

© 2026 TitlePin. All rights reserved.