

Public Record Terms



Assessed Value (Real Estate): The valuation placed on property by a public tax assessor for purposes of taxation. This is not the same as the Fair Market Value or Sales Price.

Business Filings: These filings include the information required by counties and states for incorporation or declaring a legal business relationship.

Certification Date: The online tax assessor records have a certification date. This is the date the tax assessor's records were last validated. Since the tax assessor's process can leave a gap in record currency, deed transfer records are included to provide more complete information regarding the property.

Corporation, Limited Partnership, Limited Liability Company: These terms refer to the legal organization of a business affecting the liability of the principals.

Covenants, Conditions, and Restrictions (CC&R's): A term used in some areas to describe the restrictive limitations which may be placed on property. In other areas, simply called restrictions.

Deed of Reconveyance: Used to transfer title from a trustee to the equitable owner of real estate, when title is held as collateral security for a debt. Most commonly used upon payment in full of a trust deed.

Deed Transfers: A deed is a document executed by the seller of real estate. The transfer includes the assessed value of the property and the buyers' names.

Docket: A list or index of legal actions filed with a specific court.

"Doing Business As" (dba): County or state filings or a name under which a business operates. For example, a Mom and Pop operation may go by "Joe's plumbing " May also be called an Assumed or Fictitious Business Name.

Foreign Corporation: An out of state or country corporation doing interstate business in the State of California.

Grant Deed: Form of deed, common in California, which contains implied warranties to the effect that the grantor has not previously conveyed or encumbered the property.

Grantor or Grantee: Grantor give/sales the property. Grantee receive/buys the property.

Judgment: This is a court decree at the conclusion of a case and may be used to attach personal property or certified to perfect a lien on real property.

Lien: A charge against the property of a person or business. Liens may be general and against all property owned, or specific and against a named asset like a car. Tax liens are placed on property by the IRS and taxing districts for nonpayment of taxes and may supersede other liens.

Personal Property: Goods owned by a person or business other than real property, such as cars, boats or stock.

Qualification: A business incorporated in one state is required to file to "qualify" to do business in other states.

Quitclaim Deed: A deed used to transfer any interest in real property that the grantor may have. It contains no warranties of any kind.

Real Property: Land and improvements or structures permanently affixed to it.

Registered Agent: The person designated to receive official notice for a company that a lawsuit has been filed against it. This is often an attorney.

SEC: Securities and Exchange Commission monitors publicly traded companies. Key filings:

- **10-K** - Annual filings.
- **10-Q** - Quarterly filings. **Search for list of exhibits.**
- **8-K** - Disclosure of information to stockholders, an official press release. **Search for material events,** things that can influence stock prices.
- **144** - Notice of stock sale.
- **S-1** - IPO statement.
- **DEF 14A** - Proxy statement contains executive compensation and a list of the largest shareholders. **Search for executive compensation, certain relationships and special purpose entities.**



Trust Deed (Deed of Trust): Written instrument by which title to land is transferred to a trustee as security for a debt or other obligation.

UCC: The Uniform Commercial Code is the state law that governs the creation of liens filed against business assets or personal property. A UCC lien indicates a relationship between two parties where assets have been used as collateral for a loan.