

# HOW TO FIND OUT WHO OWNS YOUR BUILDING

## Using A Property Records Portal

**1 Using Google, search for your county's tax assessor property records portal, and search for the address of the property whose ownership you are trying to determine.**

- ▶ **TIP:** Each county's portal is different. In rare cases, owner data may not be public
- ▶ **TIP:** Since the search engines on county sites are usually not very strong, try to use as few search terms as possible. Try to leave out directions in addresses (N, S, E, W) and words like "street," and watch your spelling.

**2 Depending on what your county makes public, you may be able to pull up the following information.**

- ▶ Name of registered owner or LLC
- ▶ Estimated tax value
- ▶ Address of owner
- ▶ Number of units
- ▶ Last sale date and price
- ▶ Permitting history

## Linking Landlords to Addresses Using Google

**1 Google search the property's registered address to locate the owner's website**

- ▶ **TIP:** Using Google's "News" tab you can sometimes find property owners through stories featuring tenants.
- ▶ **TIP:** Put important phrases in quotation marks.

**2 Utilize Google reviews, the Better Business Bureau, Twitter, Facebook to search for more information as well.**

## What to do if a "Shady" LLC Owns Your Building

A limited liability corporation (LLC) is a type of business entity that landlords may use to shield their assets from legal liability. Oftentimes landlords will make an LLC for each property so that if they get sued, each of their properties are legally treated as separate entities and cannot be taken.

**1 To find out more about the LLC that owns your building you can search the LLC name in your Secretary of State's database**

- ▶ **TIP:** Google "[State] business search."
- ▶ **TIP:** OpenCorporates is a website that sometimes has LLC records, and is relatively user friendly.

**2 When viewing the LLC information you should look for**

- ▶ LLC Status
- ▶ State of incorporation
- ▶ Registered agents
  - This can be the most important, because it is the person who is in charge of the LLC on paper.
  - **TIP:** This can be tricky, because sometimes it's just the company's lawyer, or it is a corporate service company.
- ▶ Address on file
  - **TIP:** Usually when you Google this address you will only be able to find an office address.
  - **TIP:** Sometimes you will only find a virtual office which can be considered a dead end. If that's the case, try Googling the address listed in the county property records.