

PROPERTY RESEARCH BEFORE PLANS

Property Information Report

*A source-linked record of what is known -
and what still needs verification.*

SAMPLE REPORT IDENTITY

SAMPLE PARCEL A

Address and parcel identifier intentionally omitted.

SOURCE-LINKED SUMMARY

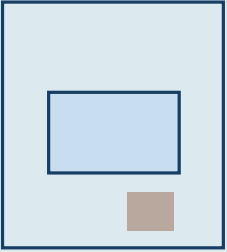


Diagram is explanatory - not a survey

WHAT A FINISHED REPORT ORGANIZES

01 ONLINE SOURCES

Record what was reviewed.

02 CLEAR SUMMARY

Separate facts from interpretation.

03 NEXT-SOURCE PLAN

Name what still needs verification.

HOW TO READ THIS SAMPLE

SOURCE

INTERPRET

VERIFY

A finished report organizes reasonably available online information and names its source. It also separates interpretation from questions that require records, measurements, a survey, a consultant, design, or agency review.

PRODUCT BOUNDARY

This illustrative report contains no client or real-property data. The Property Information Report does not include field measurements, a survey, title work, design, a feasibility opinion, or a prediction of permit approval.

EVIDENCE BEFORE INFERENCE

Three kinds of information

Every useful statement should make clear whether it comes from an online source, reflects a bounded interpretation, or still requires another form of verification.

01

SOURCE

What the online record says

A source label and link accompany each completed entry. Dates matter because agency and property records can change or conflict.

Illustrative use: Examples: assessor summary, planning map, permit index, recorded document index.

02

INTERPRET

How the record can be read

Interpretation is limited to the available information. It can organize a pattern or conflict but does not turn an online record into a field-verified fact.

Illustrative use: Example: two sources appear to describe different building areas.

03

VERIFY

What the record cannot establish

Some questions need measurements, plans, title research, a consultant, utility information, or direct agency review before a project decision is reliable.

Illustrative use: Example: the usable width between an existing structure and a property line.

The report is a research foundation. It helps a homeowner see the evidence and the next unknown. It is not the project-specific professional opinion provided by a Remote ADU Feasibility Report.

ILLUSTRATIVE SOURCE MAP

Where information can come from

A completed report identifies the sources actually reviewed for the requested parcel. This page shows the structure of that source index without using a real address, parcel identifier, or record.

SOURCE CATEGORY	WHAT IT MAY CONTRIBUTE	BOUNDARY
County property record	Property identity, use, and recorded characteristics	SOURCE
Local planning map	Jurisdiction and mapped planning designations	SOURCE
Permit or building index	Online permit and record references reasonably available	SOURCE
Recorded document index	Documents that may warrant retrieval or separate title review	VERIFY
Hazard or infrastructure map	Mapped context; site-specific effect may require follow-up	INTERPRET
Utility information	Availability and capacity are not established by a general map	VERIFY

Source coverage varies. Some jurisdictions publish detailed records; others do not. A missing online item is not evidence that no record exists. It is a prompt to identify the next source.

ADDRESS-FREE SAMPLE LAYOUT

What a summary can organize

The fields below are intentionally generic. A client report replaces them with the available source statement, source date, link, and a note when information is missing or conflicting.

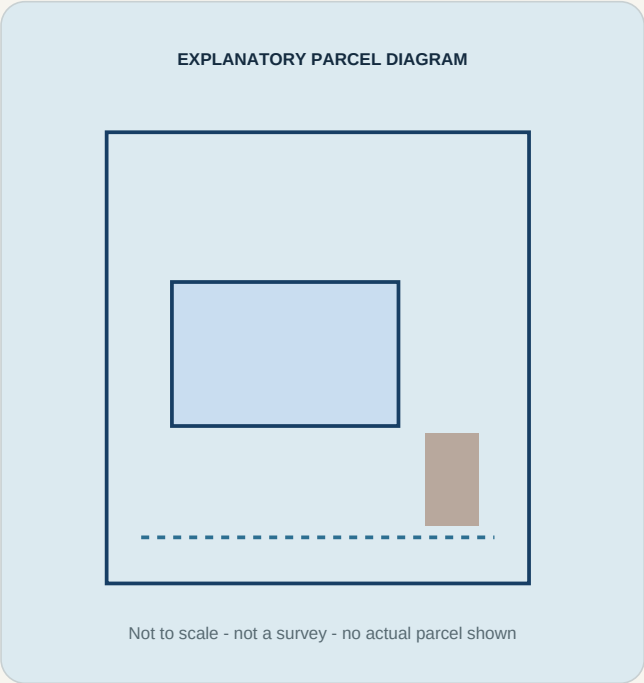
REVIEWING JURISDICTION	Illustrative entry withheld	Confirm at local agency source	SOURCE
RECORDED PROPERTY USE	Illustrative residential entry	Online record only	SOURCE
RECORDED BUILDING INFORMATION	Example value intentionally omitted	Not field measured	SOURCE
MAPPED PLANNING DESIGNATION	Illustrative entry withheld	Map date and layer required	SOURCE
PERMIT OR RECORD INDEX	Example references intentionally omitted	Index may be incomplete	INTERPRET
PROPERTY DIMENSIONS	No dimensions included in this sample	Survey or field verification	VERIFY

Reading rule: A sourced property fact remains a statement from that source. It does not establish present physical conditions, legal status, ownership, title, utility capacity, or whether a proposed ADU can be approved.

A DIAGRAM WITH A BOUNDARY

Mapped context is not a site plan

This code-native diagram demonstrates how a report can orient record-derived information while making clear that boundaries, dimensions, buildings, access, and utilities have not been surveyed or measured.



QUESTIONS THAT REMAIN OPEN

- 1 Where are the legal boundaries, easements, and encroachments?
- 2 What are the measured building locations and clearances?
- 3 Are existing structures permitted and suitable for the proposed work?
- 4 Where are utilities, and is capacity available?
- 5 What access, grading, drainage, fire, or consultant review is required?
- 6 How do current rules apply to one defined project direction?

Next-step boundary: When the decision depends on a proposed ADU direction, professional judgment belongs in a separately scoped Remote ADU Feasibility Report - not inside this information summary.

TURN MISSING INFORMATION INTO A NEXT STEP

Known, unknown, verify

The report closes with a practical routing list. It does not overstate what the online record proves, and it does not sell a larger service when a smaller verification step can answer the question.

KNOWN

Carry forward with its source
Use the source statement, date, and link. Recheck time-sensitive information before relying on it.

UNKNOWN

Name the missing evidence
Record what could not be found online, what conflicts, and why the gap matters to the homeowner's decision.

VERIFY

Assign the smallest useful action
Request a record, measure a condition, obtain a survey, consult a specialist, or ask the reviewing agency.

WHAT THIS PRODUCT IS
A Property Information Report is an organized, source-linked summary of relevant online property information reasonably available for the confirmed service area. It shows what was found, what was not found, and what may need verification.

WHAT THIS PRODUCT IS NOT
It is not a survey, title report, site inspection, field measurement, architectural design, structural or utility review, project-specific feasibility opinion, legal opinion, agency determination, or permit approval prediction.