

Steps to Complete a Basic Property Search

1. Review the current real estate tax report for the subject property.
 - Maryland tax report is available on-line.
 - SDAT: <http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>
 - ✓ Pull down menu: select Frederick County
 - ✓ Pull down menu: select street address.
 - ✓ Type in street number.
 - ✓ Type in street name.
 - ✓ Pertinent information to obtain.
 - * Deed Reference:
 - The first number is the deed book.
 - The second number is the page number.
 - * Legal Description.
 - * Lot Number
 - * Special Tax Areas (town or city)
 - * Primary Structure Built date, (this is not always accurate).
 - * Parcel Number
 - * Plat: plat number (plat book/page number)
 - * Property Land Area
2. Register with Maryland Land Records to access Frederick County deeds and plats.
 - MD Land Records: <https://mdlandrec.net/main/>
 - How to navigate through the database.
 - ✓ Pull down menu: Select Frederick County
 - ✓ Type in the subject property deed book number.
 - ✓ Type in the subject property page number.
 - ✓ Review the deed, record the following information .
 - * Date deed written.
 - * Grantors: (sellers)
 - * Equity number (if provided)
 - * Consideration: Purchase price of property.
 - * Previous deed information.
 - Grantors, Grantees, Deed Book and Page number.
 - * Date deed recorded, (the date recorded by the county clerk's office).
 - * Grantees: (purchasers)
 - * Legal Description
 - ✓ Always read the legal description, to make sure the deed is correct and to discover if land was added or delated from the previous deed interrogated.
 - ✓ Begin the same process to discover the history of the next land owner.

Deed Search

Property Address _____

Source: _____ Date Obtained: _____ Researcher: _____

Deed Date	Rec. Date	Grantor	Grantee	Misc. Info	Liber/Book	Folio/Page
1899 1 Mar	1899 15 April	Smith, John	SAMPLE	Roberts, Larry	Lot 12, 75' x150'	STH 1234 52

