



BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group

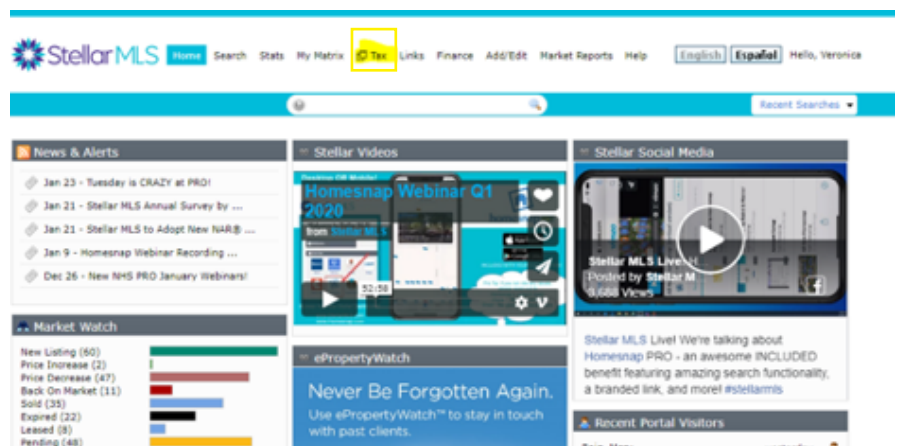
HOW TO: LOCATE ABSENTEE OWNERS

How do you find absentee {AKA Non-Occupant} owners and market to them?
Easy! Use MLS and the pre-templated letter. Follow these instructions and you'll be on your way!



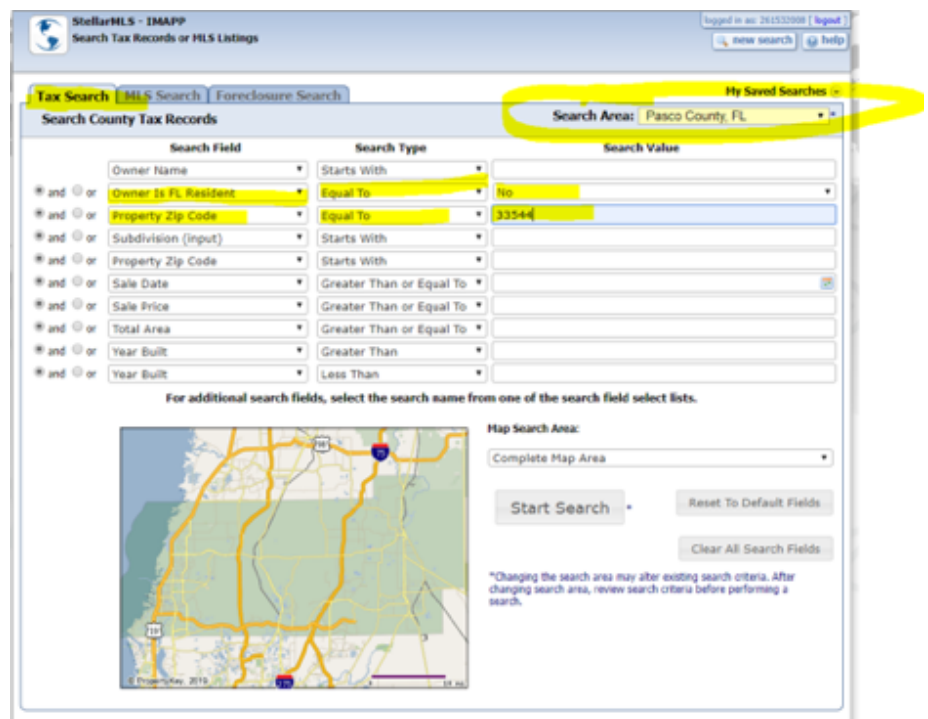
STEP 1: GO TO MLS

- Log on to **MLS**
- Hover over **TAX** From the Drop Down, Click **imapp**



STEP 2: TAX SEARCH

- When **imapp** opens, be sure to click on the **"Tax Search Tab"** and enter your criteria



STEP 3: RESULTS

- Results will show in **List View**
- Click on the **PID#/Tax ID**

StellarMLS - IMAPP
Browsing Search Results 1 - 25 of 1479 results

Results 1-25 | next > | Results Not Sorted | show 25/page | show all results

Select All On This Page | Unselect All On This Page

Results	PID #	Market Value	Bathrooms	Living Area
1. 4653 TEALWOOD TRL WESLEY CHAPEL, FL 33544-1810 Owner(s): LUU NGUYET & LANGSTON Last Sale: \$195,400 on 11/01/2004	PID # 13 26 19 0040 01100 0660	\$195,481	2	1,721 sf
2. No Address Listed Owner(s): ALLIN JAMES R ET AL Last Sale: \$0 on 03/18/2003	PID # 10 26 19 0010 01705 0130	\$2,000	2	2,511 sf
3. No Address Listed Owner(s): Owner Name Not Listed Last Sale: \$0 on 07/25/2012	PID # 06 26 20 0010 00000 0710	\$250,276	2	1,779 sf
4. 25210 LEXINGTON OAKS BLVD WESLEY CHAPEL, FL 33544-6502 Owner(s): DHS PROPERTY FLORIDA LP Last Sale: \$192,500 on 02/01/2016	PID # 10 26 19 0150 02300 1260	\$198,947	2	1,956 sf
5. 5654 GRINDSTONE LOOP WESLEY CHAPEL, FL 33544-1599 Owner(s): ST PAUL KUSANDAI & ALVIN J Last Sale: \$135,000 on 03/01/2010	PID # 11 26 19 0110 00300 0020	\$160,665	2	1,505 sf
6. 26615 SHOREGRASS DR WESLEY CHAPEL, FL 33544-7729 Owner(s): OFFERPAD SPV BORROWER1 LLC Last Sale: \$303,574 on 11/22/2019	PID # 23 26 19 0030 03900 0110	\$269,476	3	2,611 sf
7. 5129 SILVER CHARM TER WESLEY CHAPEL, FL 33544-1573 Owner(s): 2017-2 IH BORROWER LP Last Sale: \$0 on 11/03/2017	PID # 11 26 19 0090 00800 0660	\$282,735	4	2,788 sf

Open Property Links In A New Window

STEP 4: RESULTS

- Tax Record will Open
- Locate **Owner's Mailing Address**

StellarMLS - IMAPP
Pasco County Tax Report - 4653 TEALWOOD TRL, WESLEY CHAPEL, FL 33544-1810

PROPERTY INFORMATION

PID # 13 26 19 0040 01100 0660
Property Type: Residential
Property Address: 4653 TEALWOOD TRL, WESLEY CHAPEL, FL 33544-1810
Current Owner: NGUYET & LANGSTON LUU
Tax Mailing Address: 14911 GENEVA ST, IRVINE, CA 92604-2703
Property Use: 01 / SINGLE FAMILY
Land Use: 1. SINGLE FAMILY RESIDENCE (0100)
Area: 0.1492 acres / 6,500 sf
Zoning: MPUD/MASTER PLANNED UNIT DEVELOPMENT
Total Lot Size: 0.1542 acres / 6,716 sf
Waterfront: No
Subdivision: SADDLEBROOK VILLAGE WEST
Subdivision #: 0040
Census Tract/Block: 032106 / 1001
Twn: 26 / Rng: 19 / Sec: 13
Block: 01100 / Lot: 0660
Latitude: 28.225019
Longitude: -82.369653
Legal Description: SADDLEBROOK VILLAGE WEST UNITS 3A AND 3B PG 46 PG 074 BLOCK 11 LOT 66 OR 6139 PG 394
Plat Book # 46 / Page # 074
View Available Plat Images

Map

Map Settings

Parcel/Property Type
Custom Map Layers
select map area
measure
pan map
identify
save map: S | M | L | XL

VALUE INFORMATION

Year	Value
2015	\$195,481
2016	\$195,481
2017	\$195,481
2018	\$195,481
2019	\$195,481

STEP 5: WRITE THE LETTER

- Download the **Absentee Owner Letter** from the **Agent Help Site**
- Edit the letter to reflect the information you have gathered and make it relevant to the property
- For Emailing:** Save the letter as a PDF and attach it to an email
- For Mailing:** Save the letter as a PDF, print and sign it

BERKSHIRE HATHAWAY
Florida Properties Group

Agent Name
Sales Associate / REALTOR®
Berkshire Hathaway HomeServices
Florida Properties Group
C 300.000.0000
XXXXXXX@bhhflapp.com

Dear [CONTACT NAME],

I was wondering if you'd be open to a conversation about the property you own in [MARKET / NEIGHBORHOOD NAME] / or "at 123 Main St".

I think you might be interested to learn how changes have impacted your property values.

See attached Report. Since the time you purchased your home in February 2015 the Average Price of homes in the area have appreciated nearly 30%.

We've noted remarkable appreciation in the market here in [MARKET NAME], and any desire to sell you may have put on hold in the past may be much more viable now.

The inventory of homes for sale in our Wesley Chapel Market is Very Low. In fact, there are less than 3 months' supply of inventory.

I understand if you're content with your current ownership position.

However, if you've been thinking about the possibility of turning your real estate investment into something more liquid, or feel now might be the right time to cash in on your equity, I would be happy to help.

Could we have a short conversation about what your plans are for the near future in terms of holding or potentially listing your property?

If you don't mind, I'd like to follow up with you via [an email / a phone call] later [this week / next week] to see if you'd like to find out just how much your home is worth now.

Of course, if you'd like to call me directly my number is [insert phone number].

Thank you,
[Agent Name]

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Agent Name
Sales Associate / REALTOR®
Berkshire Hathaway HomeServices
Florida Properties Group
C: XXX-XXX-XXXX
XXXXXXXX@bhhsflpg.com

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