

TOWN OF MEREDITH

Office of the Assessor

James Commerford, CNHA

603-677-4213

jcommerford@meredithnh.org



What is “Property Fraud”?

Also known as “home title theft”, the schemes involve fraudsters who forge documents to record a phony transfer of property ownership at a county Registry of Deeds.

Why is “Property Fraud” dangerous to property owners?

The fraudster perpetrators, once they record a property deed, can sell the land or home, take a mortgage on it, or rent it out to make a profit — with the actual owners forced to head to court to reclaim their property.

How common is “Property Fraud”?

FBI data shows that there were 2,301 victims of this fraud from 2019 through 2023, with the victims reporting losing more than \$61.5 million. In New Hampshire, 239 victims lost more than \$4 million in that time

What can I as a property owner do to help protect myself from this “Property Fraud” scam?

Regularly monitor your property records online. Each county has its own register of deeds website allowing you to search for property records using the name of the property owner. The websites can be found on links at the end of this page.

Subscribe to Property Fraud Alert and that will notify you every time a document is recorded in the register of deeds under the name(s) you have specified. **This service is FREE!**

<https://www.propertyfraudalert.com/select>