

Report: Back Property Taxes Owed and Bank Owned Houses

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I took a sampling of 10 Bank Owned properties from 5 random lenders. From the results this is worth looking further into for Cape Coral's financial situation. Sub prime and preconstruction lenders have the highest present totals in the study. There are over 300 Lenders present in the Lis Pendens Filings. Of the Lenders Present DEUTSCHE is the only one in the top 5.

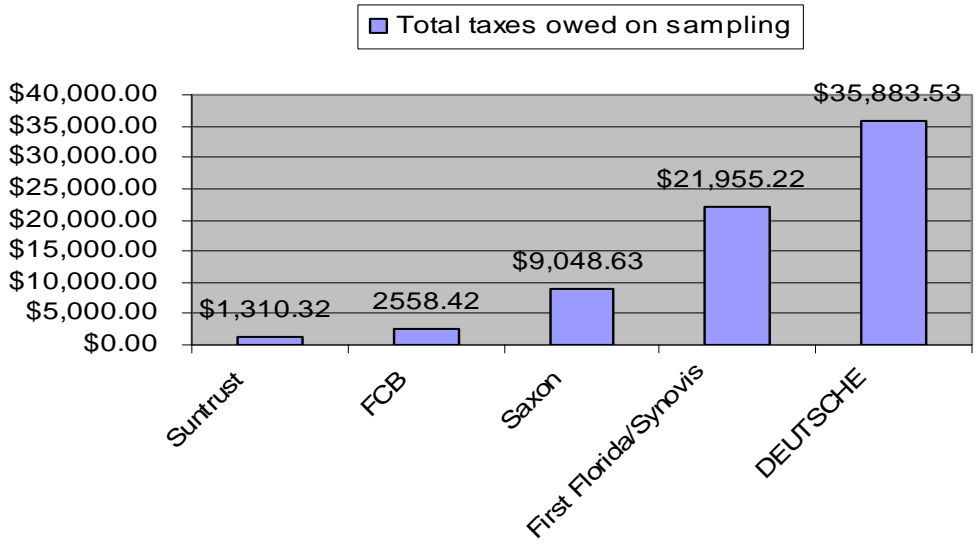
I would add the following factors:

- Are they on the Market?
- How long have they been on the Market?
- I would also examine active foreclosures to see status of property taxes on Pre-Foreclosure Properties.

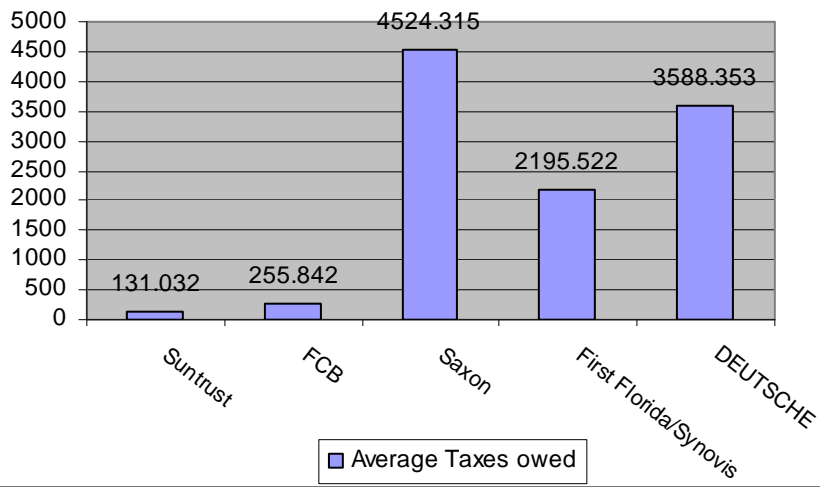
If the houses are not on the market and owe back taxes this constitutes a problem to the financial status of Cape Coral.

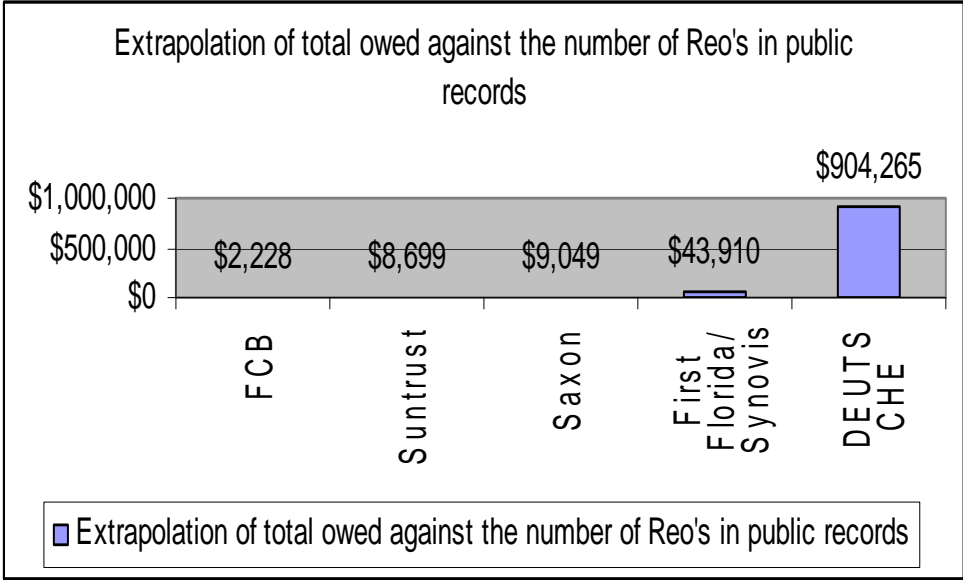
Bank	Total taxes owed on sampling	Average Taxes owed	
Suntrust	\$1,310.32	131.032	
FCB	2558.42	255.842	
Saxon	\$9,048.63	4524.315	
First			Only 2
Florida/Synovis	\$21,955.22	2195.522	Properties
DEUTSCHE	\$35,883.53	3588.353	

Total taxes owed on sampling of 10 Random Reo's,
Note Saxon Only had 2 REO's



Average Taxes owed, Note, Saxon Only had 2 REO's





The Following Chart shows the filings for Sep 2008 by lender

