

FACT SHEET

County Public Records Are Wide Open to Automated Harvesting

Based on an audit of 2,396 county assessor, recorder, and court portals — March 2026

+-----+-----+-----+ | **43%** | **73%** | **560+** | | | |
| | of counties have NO | of counties are NOT | counties use vendors | | | | with | |
bot protection at | actively blocking | | | all | **bots** | **NO automation** | | | |
policy | +-----+-----+-----+

The Problem

County property records—names, home addresses, purchase prices, mortgage balances, signatures—are being harvested at industrial scale by automated bots and AI systems. This data feeds fraud, enables stalking, and overwhelms county staff. But counties aren't just being attacked from outside—many are actively enabling automation through bulk data sales, open APIs, and vendor agreements with no downstream oversight.

By the Numbers

63% of real estate professionals have seen title fraud in their markets in the past 12 months (NAR 2025)

\$40 in projected U.S. fraud losses enabled by generative AI billion by 2027 (Deloitte)

64% increase in AI-driven public records appeals in Pennsylvania in 6 months (PA Office of Open Records, 2026)

3,000+ U.S. counties provide data feeds to ATTOM Data Solutions alone, covering 158M properties

83% of real estate professionals say property owner notification systems are the #1 anti-fraud solution (NAR 2025)

Who Is at Risk

- **Domestic violence survivors** — property records reveal home addresses that abusers use to locate victims who have relocated.
- **Elderly homeowners** — mortgage-free, high-equity properties are primary targets for AI-enabled deed fraud.
- **All property owners** — AI tools generate forged deeds, clone identities, and file fake transfers with county recorders.
- **County staff and taxpayers** — bot-generated bulk requests consume staff time that should serve real residents.

What Counties Can Do Right Now (No Budget Required)

1. Audit all existing data-sharing and bulk data sales agreements.
2. Update your website's Terms of Use to prohibit automated scraping.
3. Direct IT to add a robots.txt file blocking AI training bots.
4. Implement rate limiting and CAPTCHA on property record search pages.
5. Support state legislation modeled on Indiana's anti-bot public records bill.

This is not about restricting public access. It is about ensuring access remains human-scaled.

For the full Research Briefing and County Action Guide, visit publicrecordssafety.com.