

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: _____ - _____ - _____ - _____
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____
 (2) _____ (4) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

(a) County of Recordation: _____
 (b) Docket & Page Number: _____
 (c) Date of Recording: _____
 (d) Fee / Recording Number: _____

Validation Codes:
 (e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____

Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:

3. (a) BUYER'S NAME AND ADDRESS:

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

5. MAIL TAX BILL TO:

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

a. Vacant Land	f. Commercial or Industrial Use
b. Single Family Residence	g. Agricultural
c. Condo or Townhouse	h. Mobile or Manufactured Home
d. 2-4 Plex	i. Other Use; Specify: _____
e. Apartment Building	

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

To be occupied by owner or "family member."	To be rented to someone other than "family member."
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See reverse side for definition of a "family member."

8. NUMBER OF UNITS:

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. Warranty Deed	d. Contract or Agreement
b. Special Warranty Deed	e. Quit Claim Deed
c. Joint Tenancy Deed	f. Other: _____

11. SALE PRICE: \$ **00**

12. DATE OF SALE (Numeric Digits): _____
Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ **00**

14. METHOD OF FINANCING:

a. Cash (100% of Sale Price)	e. New loan(s) from financial institution:
b. Exchange or trade	(1) Conventional
c. Assumption of existing loan(s)	(2) VA
d. Seller Loan (Carryback)	(3) FHA
	f. Other financing; Specify: _____

15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property:
 \$ **00** AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer/Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

INSTRUCTIONS: AFFIDAVIT OF PROPERTY VALUE

Much of the form is self-explanatory. These instructions provide clarification for selected items.

1. **ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)** - This ID # can be obtained from the County Assessor. Naturally, if the sale consists of one parcel, it should be entered as the Primary Parcel. If the sale includes more than one parcel, the one that most influenced the sale should be listed as the **Primary Parcel**, with the additional parcels listed in the spaces provided. However, no more than four additional parcels should be entered.
- 3b. **RELATED BUYER AND SELLER?** - Please indicate if the buyer and seller are related persons or related business entities. **Examples:** 1) A sale between parent and child, 2) A sale between a parent corporation and its subsidiary, 3) A sale between an individual and a business owned by that individual.
4. **ADDRESS OF PROPERTY** - The property's street address and city. If the property does not have a street address, provide a brief description of its location.
5. **MAIL TAX BILL TO** - Name and address where the tax bill can be mailed. Include city, state and zip.
6. **PROPERTY TYPE (for Primary Parcel)** – The key is to answer this basic question. What type of property was purchased for the Sale Price in Item 11? If there is more than one use, check only that use which is most predominant. If the sale includes more than one parcel, check only the predominant use of the **Primary Parcel**. **Note:** Do not use **Box F** for a sale of vacant land.
10. **TYPE OF DEED OR INSTRUMENT** - Check only one box. If "**Other**", briefly describe.
11. **SALE PRICE** - The amount agreed upon by the seller and the buyer. Costs associated with the sale, such as sales commissions and closing costs, should not be added to or deducted from the sale price.
12. **DATE OF SALE** - Enter a **two-digit month** and a **two-digit year**. **Note:** This should be the date of the sale agreement, i.e. the date on which the sale was agreed upon by the seller and the buyer.
14. **METHOD OF FINANCING** – If you check **Box A**, do not check any other box. **Box B** pertains to a transaction by means of barter, which is a trade by exchanging one item for another.
15. **PERSONAL PROPERTY** - A definition of personal property is on the reverse side of the form. If the answer to **Part A** is **Yes**, enter the dollar amount in **Part B** and give a brief description. If necessary, provide an approximate estimate in Part B.
16. **PARTIAL INTEREST** – A partial interest is less complete than a fee simple interest. **Examples:** water rights only; a timeshare; a leasehold estate (tenant's interest); a percentage interest (e.g. 25%).
18. **LEGAL DESCRIPTION** - Enter the complete legal description, as stated on the deed. Additional pages may be attached if necessary.

IMPORTANT: SIGNATURES and NOTARIZATIONS - The affidavit must be signed by both the seller and the buyer, or their agents. The affidavit must be notarized.

STATUTES AND EXEMPTIONS

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

LIST OF EXEMPTION CODES

- 1) Transfer of a Leasehold Interest
- 2) Deeds conveying from one spouse to the other, or from one or both spouses to a Trustee with a second deed filed at the same time from the first Trustee back to one or both original grantors from the first deed
- 3) Deeds of Division by owners, to change joint ownership of one property into individually owned and equal properties
- 4) Release of a life estate to the remainderman
- 5) Deeds executed by an executor to implement a Testamentary Device
- 6) Domestic settlement decrees and/or domestic decrees and/or deeds which are an adjustment of property rights between divorcing parties
- 7) Mergers, consolidations, sales or transfers of substantially all of the assets in this state of corporations, pursuant to plans of re-organization
- 8) All transfers to any government or agencies of any government within the United States
- 9) Quit Claims of less than \$50.00 or the above exemptions
- 10) A transfer of real estate to revocable living trust

DEFINITION OF FAMILY MEMBER

Real property should be classified as rental residential if the owner intends to rent it for more than three months during the next twelve consecutive months to someone other than a family member. "Family member" is defined as:

- a. A natural or adopted son or daughter of the taxpayer or a descendent of either.
- b. The father or mother of the taxpayer or an ancestor of either.
- c. A stepson or stepdaughter or stepparent of the taxpayer.
- d. A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e. A natural or adopted sibling of the taxpayer.

DEFINITION OF PERSONAL PROPERTY

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.