**CERTIFICATE OF REAL ESTATE VALUE [SDCL 7-9-7(4)]**

COURTHOUSE USE ONLY

Book \_\_\_\_\_\_\_ Page \_\_\_\_\_\_\_

Ratio Card No. \_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
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| STATE OF SOUTH DAKOTA, COUNTY OF |       |

|  |  |  |
| --- | --- | --- |
| Seller(s): |       | ( ) |
|  | Name |  | Phone Number |
| Mailing Address: |       |       |       |
|  | Street/Box Number | City | State/Zip Code |
| Buyer(s): |       | ( ) |
| Current Mailing Address: | Name |  | Phone Number |
|       |       |       |
| Street/Box Number | City | State/Zip Code |
| NEW Mailing Address: |       |       |       |
| Street/Box Number | City | State/Zip Code |

**OWNER OCCUPIED – THIS BOX TO BE COMPLETED BY BUYER ONLY**

**These items are important to complete for property to continue to be classified as owner occupied for a lower property tax rate.**

Property is currently classified as owner-occupied. YES\_\_\_\_\_\_\_ NO\_\_\_\_\_\_\_

Property will be occupied by buyer on \_\_\_\_\_\_\_\_\_\_(date). YES\_\_\_\_\_\_\_ NO\_\_\_\_\_\_\_

Property will be principal residence of buyer on the above stated date. YES\_\_\_\_\_\_\_ NO\_\_\_\_\_\_\_

Do you own any other residential property in the United States? YES\_\_\_\_\_\_\_ NO\_\_\_\_\_\_\_ If yes, state location\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature (BUYER ONLY) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Legal Description (Please include the number of acres for unplatted properties):**

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| --- |
|        |

|  |  |
| --- | --- |
| **(1) Date of Instrument** |       |

|  |
| --- |
| **(2) Type of Instrument:** |
| Contract for Deed | [ ]  |  | Executor’s Deed | [ ]  |  | Mineral Deed | [ ]  |
| Quit Claim Deed | [ ]  |  | Trustee’s Deed | [ ]  |  | Gift | [ ]  |
| Warranty Deed | [ ]  |  | Administrator’s Deed | [ ]  |  | Other (Specify) |       |

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| --- |
| **(3) Items Involved in Transaction** |
| (a) Was this property offered for sale to the general public? | YES | [ ]  | NO | [ ]  | (d) Actual Consideration Exchanged: |       |
| (b) Relationship between buyer and seller? | YES | [ ]  | NO | [ ]  | (e) Adjusted price paid for real estate: |       |
| (c) Property was sold by : | owner | [ ]  | agent | [ ]  |  | (actual consideration less amount paid for major items of personal property which are listed below) |

|  |
| --- |
| In the blanks below, list any major items of personal property and their value which were included in the total purchase price (i.e. furniture, |
| Inventory, crops, leases, franchises): |       |
|       |

**(4) Was there Buyer Financing?** YES [ ]  NO [ ]  **If yes, items (a) and (b) below MUST be completed:**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **(a) Type of Buyer Financing – Check where applicable** | **(b) Contract for Deed** | **YES** | [ ]  | **NO** | [ ]  | **(If yes, MUST complete items below)** |
| Conventional Bank Loan | [ ]  | Like Kind Exchange | [ ]  | Down Payment |       |
| Cash Sale | [ ]  | Assumed mortgage | [ ]  | Monthly/Yearly Payment |       | Interest Rate |       |
| FHA,FmHA, SDHA Loan | [ ]  | Farm Credit Service | [ ]  | No. of Payments |       | Balloon Payment |       |
| Contract for Deed | [ ]  | (must complete part b) |  |

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| --- | --- | --- | --- |
| Signature of Seller, Buyer or agent of |       |  | Date |