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

COURTHOUSE USE ONLY

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

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

|  |  |
| --- | --- |
| 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) |  |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **(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 |