

# Elko County Assessor's Office/Real Estate Sales Verification

Parcel Number: \_\_\_\_\_

Address Location: \_\_\_\_\_

Asking Price \$ \_\_\_\_\_ Sales Price \$ \_\_\_\_\_ Date Price was Agreed upon \_\_\_\_/\_\_\_\_/\_\_\_\_

**1. Financing** (check all that apply and write in interest rate)

New Loan(s) from financial institution \_\_\_\_\_%

Cash

Seller Financing \_\_\_\_\_%

Assumption of Existing Loan \_\_\_\_\_%

**2. Check Any Which Apply to this Sale**

Sale between Family Members

Auction Sale

Sale by Judicial Order

Sale of only Partial Interest in the Real Estate

Includes Water Rights

Prior option to buy property? What Date? \_\_\_\_\_

Sale between Corporate Affiliates

Deed in Lieu of Foreclosure or Repossession

Sale Involving a Governmental Agency or Public Utility

Property was Leased or Rented at the time of Sale

Visited the Property before Purchase

Sale Involving a trade or exchange? Explain.

**3. Check all Items Included at the Time of Sale**

Vacant Land Only

Fencing

Shed

Farm/Ranch

Manufactured Home

Power to Property

Agricultural Lands

Garage

Paved Road

Well

Residence

Carport

Septic

Shop

Dirt Road

County Maintained Road

**4. Did the Sale Price Represent the Market Value of the Property? If no, explain.**  Yes  No

**5. How was the Property Listed For Sale?**

Realty Company

Sale by Owner

Internet

Other \_\_\_\_\_

Name of Realtor \_\_\_\_\_

**6. How Long was the Property on the Market?**

0-3 Months

3-6 Months

6-9 Months

9-12 Months

Over one (1) year

**7. Was this A Multiple Parcel Transaction?**  Yes  No Please allocate value to each Parcel \_\_\_\_\_

**8. Was any Personal Property (furniture, equipment, machinery, livestock, crops, inventory, etc.) included in the Sale?**  Yes  No If yes, please describe \_\_\_\_\_

**9. Was there a Payment or Assumption of Special Assessments? (sewer, elec, well, curb, gutter, etc.)**

Yes  No

If yes, please describe \_\_\_\_\_

**10. Were any Delinquent Taxes Assumed by the Buyer?**  Yes \$ \_\_\_\_\_  No

**11. Does the Buyer Hold Title to any Adjoining Property?**  Yes  No

Comments and Explanations: \_\_\_\_\_

Your cooperation in completing this verification is appreciated.

Date: \_\_\_\_\_ Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Day Phone: \_\_\_\_\_