



571 Idaho St.
Room 103
Elko, NV. 89801

Phone: 775-738-6526
Fax: 775-738-3299
E-mail: recorder@elkocountynv.net

D. Mike Smales Elko County Recorder

Declaration of Value Form Instructions

Complete the following sections:

1. Assessor Parcel Number(s) (APN): List all parcel numbers affected by the property transfer. If more than 4 parcel numbers, attach a list with remaining numbers.
2. Type of Property: One box must be checked. If "Other" fill in description (i.e. Timeshare, Water Rights, etc).
3. Total Value/Sales Price of Property: (see options below)

3a. Show full purchase price of real property (for Deeds in Lieu of Foreclosure amount of forgiven debt).

Should there be a combination of real and personal property in the full purchase price, the full value should be for the real property only.

If there is no sale and does not fall under exemption; use the Assessor's Taxable Value or the last sales price within the previous 5 years, whichever is greater (NRS 375.010).

Transfers previously exempt may now be taxable, such as HUD/VA resales, which are taxable to the buyer.

Trustee's deeds are taxable on the bid amount plus costs (if not foreclosing on first mortgage include first mortgage as part of costs). This amount is shown as Total Value.

3b. For Deeds in Lieu of Foreclosure Only: the Total Value (3a) is the amount of the forgiven debt, not including interest and late charges. Insert at (3b) the fair market value of the property per NRS 375.010.

3c. Transfer Tax Value: Subtract line (3b) from (3a) to determine taxable value (3c). If the forgiven debt is greater than the fair market value of the property, the difference is taxable. If the percentage of ownership being transferred is less than 100%, apply the percentage here.

3d. Real Property Transfer Tax: based on the value shown at line (3c) the tax is calculated at the statutory rate in the county where recorded. Elko County has a rate of \$1.95 for each \$500 or fraction thereof.

4a. If you wish to claim an exemption, please refer to exemptions listed in NRS 375.090 and insert exemption number here.

4b. If an exemption is claimed, an explanation on line (4b) is required. Certain exemptions require supporting documentation at the time of recording. Re-records and corrections require the document number of the previously recorded document.

5. Partial Interest: Percentage being transferred required if percentage is less than 100%.

Signature: One original signature is required.

Capacity: Relationship of the person signing to the parties on the document. (Grantor, Grantee, Trustee, Attorney, etc.)

Seller/Grantor and Buyer/Grantee Information: Names and addresses of both parties must be completed (for contact purposes).

Company Requesting Recording: Must be completed if the party presenting the document for recording is neither the grantor nor the grantee. If there is an escrow number, it must be stated.

Though not an official record as defined in state statute, this document will be imaged with the deed it accompanies. There is no statute that allows a recording to take place without a Declaration of Value, or revealing the amount of tax paid on the recording stamp.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) _____
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____