

DeSoto County Property Appraiser

Sales Validation Questionnaire

Parcel Identification Number _____ Instrument Number _____
 Instrument Type _____ Multi Parcel Sale Split Sale Recording Date _____

Seller (Grantor) Name _____
 Mailing _____
 City/ST/ZIP _____
 Phone _____
 E-mail address _____

Buyer (Grantee) Name _____
 Mailing _____
 City/ST/ZIP _____
 Phone _____
 E-mail address _____

Brief Legal Description

Property/Situs Address _____
 Name and Mailing Address for Tax Statements

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Special factors:
 - Sale between immediate family members:
SPECIFY THE RELATIONSHIP _____
 - Sale involved corporate affiliates belonging to the same parent company
 - Sale of convenience (correct defects in title; create a joint or common tenancy, etc.)
 - Auction Sale
 - Deed transfer in lieu of foreclosure or repossession
 - Forced sale or sheriff's sale
 - Sale by judicial order (guardian, executor, conservator)
 - Sale involved a government agency or public utility
 - Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 - Land contract or contract for deed
 - Sale of only a partial interest in the real estate
 - Sale involved a trade or exchange of properties
 - NONE OF THE ABOVE**
2. Check use of property at the time of sale:
 - Single Family Residence Agricultural Land
 - Farm/Ranch with Residence Vacant Lot
 - Condominium Unit Commercial/Industrial
 - Other: (Specify) _____
3. Was the property rented or leased at the time of sale? Yes No
4. Did the sale price include an existing business? Yes No
5. Was any personal property (such as furniture, equipment, machinery, livestock, crops, business franchise or inventory, etc.) included in the sale price? Yes No
 If yes, please describe _____

 Estimated value of all personal property items included in the sale price \$ _____
6. Any recent changes to the property? Yes No
 - New Construction Demolition
 - Remodeling Additions
 Was the work performed by a professional? Yes No
 Date Completed _____/_____/_____
 Estimated cost of labor and materials? \$ _____
7. Was there a change in use? Yes No
 If yes, please explain: _____

8. Does the buyer hold title to any adjoining property? Yes No
9. Was there an appraisal made on the property? Yes No
10. Were any **delinquent** taxes assumed by the purchaser?
 Yes—Amount \$ _____ No
11. Were the **delinquent** taxes included in the sale price?
 Yes No NA
12. How property was marketed (check all that apply):
 Listed with real estate agent Displayed a "For Sale" sign
 Advertised in the newspaper Offered by word of mouth
13. Was the property made available to other potential purchasers?
 Yes No
 If not, explain _____

14. How long was the property on the market? _____
15. What was the asking price? _____
16. Date sales price was agreed upon _____/_____/_____
17. Method of financing (check all that apply):
 New loan(s) from a Financial Institution
 Name of lending institution: _____
 Cash down payment \$ _____
 Amount \$ _____ Interest rate _____ % Term _____
 Assumption of Existing Loan(s)
 Amount \$ _____ Interest rate _____ % Term _____
 Seller Financing
 Amount \$ _____ Interest rate _____ % Term _____
 Trade of Property: Estimated Value \$ _____
 Describe Traded Property _____
 All Cash Not Applicable
18. **Total Sale Price \$** _____
19. Was the sale influenced by any unusual circumstances?
 Yes No
 If yes, please explain _____

20. Is the total sale price a fair reflection of the market value for the real estate on the sale date? Yes No If no, please explain _____

PRINT NAME - _____

SIGNATURE _____
 GRANTOR (SELLER) Daytime Phone No. (____) _____
 GRANTEE (BUYER) Daytime Phone No. (____) _____
 AGENT Daytime Phone No. (____) _____