

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

COURTHOUSE USE ONLY

STATE OF SOUTH DAKOTA, COUNTY OF _____

Book _____ Page _____

Ratio Card No _____

Seller(s) _____
Name _____

Mailing Address: _____
Street/Box No _____ City _____

Buyer(s): _____
Name _____

Mailing Address: _____
Street/Box No _____ City _____

NEW Address: _____
Street/Box No _____ City _____

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

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

These items are important to complete for property to continue to be classified as owner occupied for a lower property tax rate.
(If yes – state location _____)

Signature (BUYER ONLY) _____

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

(1) Date of Instrument _____

(2) Type of Instrument:

Contract for Deed	Warranty Deed	Executor's Deed	Mineral Deed
Quit Claim Deed	Trustee's Deed	Administrator's Deed	Gift
Other (specify)			

(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	
(c) Was this property sold by owner Agent			(e) Adjusted price paid for real estate: \$ _____ (actual consideration less amount paid for major items of personal property which are listed 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) below MUST be completed**

(a) Type of Buyer Financing – check where applicable

Conventional Bank Loan	Like Kind Exchange		
Cash Sale	Assumed mortgage		
FHA, FmHA, SDHA Loan	Farm Credit Service		
Contract for Deed	Down Payment _____	Monthly/Yearly Payment _____	Interest Rate _____
	No. of Payments _____	Balloon Payment _____	

(Signature of Seller, Buyer or agent of _____)

(Date) _____

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

As adopted by Administrative Rule 64:04:01:06.01

The Certificate of Real Estate Value form as adopted by administrative rule must be filed with "... any deed or contract for deed dated after July 1, 1988 used in the purchase, exchange, transfer or assignment of interest in real property..."

This would include actual "deeds" such as warranty deed, quit claim deed, grantor's deed, sheriff's deed, trustee's deed, executor's deed, administrator's deed, mineral deed and similar deeds. Contract for deed would also encompass a memoranda of a contract for deed, and addenda to contracts for deed, and notice of contract for deed.

A statute exception to the form being filed is for the State of South Dakota conveying highway right-of-way (SDCL 7-9-7.3)

Documents that do NOT need to be accompanied with a certificate of real estate value are: Divorce Decree, Probate Decree, Easements.

The **Box Labeled Owner Occupied** is optional - - if it is completed, it must be **completed by and contain signature of Buyer only** - - this box cannot be signed by an agent of the buyer, or anyone else. This is important to complete so as the buyer may, if eligible, maintain the classification of owner-occupied on the property and **receive the lower property tax rate** for that classification of property.

Any questions on this should be directed to the Property Tax Division of the Department of Revenue and Regulation in Pierre, SD (605) 773-3311

INSTRUCTIONS FOR COMPLETING SD PT-56 (Rev 6/05)

<u>COURTHOUSE USE ONLY</u> – This box is for county courthouse use only	Do Not Use
Seller Information – name, current mailing address of seller, phone number	Required
Buyer Information – name, current mailing address, new mailing address of buyer, phone number	Required
Owner-Occupied – this box has information to be completed <u>by buyer only</u> . Check either Yes or No to each of the questions. For the question "Property will be occupied by buyer on:" - - fill in date that buyer will be occupying the property If the buyer owns any other residential property in the US, state where property is located	Optional
Legal Description – legal description of property involved in transaction	Required
(1) Date of Instrument	Required
(2) Type of Instrument – check which type of instrument is being recorded	Required
(3) Items involved in Transaction	
(a) Offered for sale to the general public - -was general knowledge that the property was for sale – does not mean it had to be listed with a realtor.	Required
(b) Relationship between buyer and seller	Required
(c) Was the property sold by the owner or an agent	Required
(d) Actual Consideration Exchanged	Required
(e) Adjusted price paid for real estate – actual consideration less any major items of personal property for which consideration was paid.	Required
List major items of personal property involved in transaction, if any	Optional
(4) Was there Buyer Financing	Required
If yes - - must complete part 4(a)	
(a) Type of Buyer Financing – check type of financing Answer if contract for deed If yes – must complete all items requested	
Signature – Signature of seller, buyer or an agent, declaring an agent of whom	Required
Date	Required